SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30224

Issued out of the Court of Common Pleas of Butler County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Government Center in the Butler of Butler County of Butler, Commonwealth of Pennsylvania on:

FRIDAY, MARCH 19, 2027
AT 11:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Jackson, County of Butler and Commonwealth of Pennsylvania, being known as Lot 113E, as described in that certain plan known as Creekside Manor-TND-3 Planned Residential Development-Phase 1 prepared for JTC 1422 Associates recorded on September 2, 2022 in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 405, Pages 12-14, as amended and supplemented by Creekside Manor Amendment 3 (Being a resubdivision of Lot 104 & 113 of the Creekside Manor Phase 1 Plan of Lots) recorded in said Office and County on August 24, 2023 in Plan Book Volume 412, Page 21, and amended by the certain plan recorded in Plan Book Volume 413, Page 21.

UNDER AND SUBJECT to all exceptions, reservations, and conditions which appear in prior instruments in the record chain of title.

THIS CONVEYANCE IS MADE SUBJECT to all matters as set forth by the following instruments of record in the Office of the Recorder of Deeds of Butler County, Pennsylvania (i) the Creekside Manor -TND-3 Planned Residential Development-Phase 1 prepared for JTC 1422 Associates recorded on September 2, 2022 in Plan Book Volume 405, Pages 12-14; as amended by Creekside Manor Amendment 3 (Being a resubdivision of Lot 104 & 113 of the Creekside Manor Phase I Plan of Lots) recorded in said Office and County on August 24, 2023 in Plan Book Volume 412, Page 21, and as amended by the certain corrected plan recorded in Plan Book Volume 413, Page 21,

(ii) Creekside Manor Declaration of Covenants, Conditions and Restrictions by JTC 1422 Associates, LP dated October 13, 2022 and recorded on October 17, 2022 at Instrument No. 202210170021687, as amended by that certain Creekside Manor, Amended and Restated Declaration of Covenants, Conditions and Restrictions dated January 13, 2023 and recorded on January 18, 2023 at Instrument No. 202301 180000842, as amended by that certain Declaration of Covenants and Restrictions for Creekside Manor Townhomes, a Planned Community dated January 17, 2023 and recorded on January 18, 2023 at Instrument No. 202301180000843, as may be amended from time to time.

Property Address: 127 Affinity Drive, Harmony, PA 16037

Parcel ID: 180-S14-A113E

Title is vested in Gina M. DePietro, an individual, by deed from DRB Group Mid-Atlantic, LLC, a Maryland limited liability company, dated 10/27/2023 and recorded on 10/31/2023 in the Butler County Clerk's/Register's Office as Instrument No.: 202310310016366.

PROPERTY ADDRESS: 127 AFFINITY DRIVE, HARMONY, PA 16037

UPI / TAX PARCEL NUMBER: 180-S14-A113E

Seized and taken into execution to be sold as the property of PAMELA FRATANGELO, IN HER CAPACITY AS HEIR AND ADMINISTRATRIX OF THE ESTATE OF GINA M. DEPIETRO, DECEASED, BARBARA FRATANGELO, SOLELY IN HER CAPACITY AS HEIR OF GINA M. DEPIETRO, DECEASED, MICHAEL C. FRATANGELO, SOLELY IN HIS CAPACITY AS HEIR OF GINA M. DEPIETRO, DECEASED in suit of FREEDOM MORTGAGE CORPORATION.

TERMS OF SALE: As soon as the property is sold to a third party purchaser, ten percent (10%) of the purchased price shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Three (3) days, otherwise all money previously paid will be forfeited and the property will be resold at risk of the original bidder.

Attorney for the Plaintiff:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.