

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-30051

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:

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 parcel of ground situate in Township of Adams, County of Butler, and Commonwealth of Pennsylvania, being known as Lot 8B as shown on the Plan entitled "Adams Pointe-PRO Amendment No. 12-Lots 8 &14", recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 353, page 48.

BEING KNOWN AS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

PROPERTY ID NUMBER: 010-S18-BSB-0000

BEING THE SAME PREMISES WHICH NVR INC., A VIRGINIA CORPORATION BY DEED DATED 4/26/2016 AND RECORDED 4/27/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201604270007914, GRANTED AND CONVEYED UNTO RACHEL ST. GERMAIN-FIGUERAS AND BRYAN ST. GERMAIN, WIFE AND HUSBAND.

PROPERTY ADDRESS: 1802 POINTE VIEW DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S18-B8B-0000

Seized and taken into execution to be sold as the property of BRYAN ST. GERMAIN, RACHEL ST. GERMAIN-FIGUERAS in suit of PA DEPT OF REVENUE.

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:
KML LAW GROUP, P.C.
PHILADELPHIA, PA 866-413-2311

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania