

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30038

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, JULY 18, 2025
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 Buffalo, County of Butler and Commonwealth of Pennsylvania, being Lot No. 119 in the Buffalo Trails, PRD Phase I Plan of Lots as recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 200, pages 50-53.

SUBJECT to the Covenants affecting Buffalo Trails as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to the Agreement of Easement and Use, dated June 1, 1997 between Buffalo Trails Homeowner's Association and Buffalo Trail Condominium Association, as recorded in the Recorder's office of Butler County, Pennsylvania, in Book Volume 2747, page 214.

SUBJECT to exceptions, reservations, easements, restrictions, conditions, coal and mining rights, oil and gas rights in idental thereto, etc., as the same appear in the above-recited deed and in prior instruments of record.

TOGETHER with a sewage and drainage easement over adjacent property now or fonnerly of Shuster on the existing natural water course, said easement to be 20 feet in width. The storm drainage to be underground only to the natural water course.

HAVING ERECTED THEREON A TWO STORY BRICK & FRAME DWELLING WITH A TWO CAR CONTIGUOUS GARAGE.

BEING KNOWN AS: 143 MESA DRIVE, FREEPORT, PA 16229

PROPERTY ID NUMBER: 040 SI3 BI 190000

BEING THE SAME PREMISES WHICH BUFFALO ASSOCIATES, LTD. BY DEED DATED 4/23/1998 AND RECORDED 7/20/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2888 AT PAGE 0214, GRANTED AND CONVEYED UNTO JEFFREY L. COLLINS AND ALYCE J. COLLINS, HUSBAND AND WIFE.

PROPERTY ADDRESS: 143 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-S13-B1190000

Seized and taken into execution to be sold as the property of ALYCE COLLINS, JEFFREY L. COLLINS in suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK.

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