

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30238

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 20, 2026
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. 111 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, and as shown on the Buffalo Trails Planned Community Phase I Plan of Lots, recorded in Plan Book Volume 206, pages 28-32.

TOGETHER with a sewage and drainage easement over adjacent property now or formerly 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.

BENG KNOWN AS: 109 MESA DRIVE, FREEPORT, PA 16229

PROPERTY ID NUMBER: 040-S13-B111-0000

BEING THE SAME PREMISES WHICH PAUL J. FEDER AND MICHELE L. FEDER, HUSBAND AND WIFE BY DEED DATED 2/25/2025 AND RECORDED 3/11/2025 THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT#: 202503110003266, GRANTED AND CONVEYED UNTO M AND P HOLDINGS, LLC.

PROPERTY ADDRESS: 109 MESA DRIVE, FREEPORT, PA 16229

UPI / TAX PARCEL NUMBER: 040-S13-B111-0000

Seized and taken into execution to be sold as the property of M AND P HOLDINGS, L.L.C., PATRICK MIRANDA, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR in suit of CIRCLE OF WEALTH FUND III, LLC.

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

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania