SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30021

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, NOVEMBER 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 piece, parcel or tract of land situate in Muddy Creek Township, Butler County, Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point, said point being the Northeastern corner of the tract herein conveyed and in common with the centerline of State Route T-340 a/k/a Stanford Road and Lot 8 of the with named Subdivision; thence South 17 degrees 15' 20" East a distance of 155.36 feet to a point on Lot 6 of the within named Subdivision; thence by the same South 27 degrees 30' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 182.97 feet to a point; thence by the same South 38 degrees 59' 00" West a distance of 400.00 feet to a point; thence by the same North 85 degrees 31 ' 00" West a distance of 1258.16 feet to a point, said point being in common with the Northwestern boundary of Lot 6 of the within named Subdivision; thence North 82 degrees 09' 30" West a distance of 60.00 feet to a point; thence North 07 degrees 50' 30" West a distance of 300.00 feet to a point; thence South 82 degrees 09' 30" East a distance of 70.00 feet to a point; thence North 07 degrees 50' 30" East a distance of 114.88 feet to a point; thence by a curve to the left with a radius of 2160.00 feet an arc distance of 425.72 feet to a point; thence South 86 degrees 32' 57" West a distance of 90.00 feet to a point; thence by a curve to the left with a radius of 2070.00 feet, an arc distance of 428.78 feet to a point on lands now or formerly of P. DiCesare; thence by the same South 46 degrees 58' 00" East a distance of 633.52 feet to a point in common with the Westernmost boundary of Lot 10 of the within named Subdivision; thence by the same South 63 degrees 54' 40" East a distance of 370.19 feet to a point in common with the Westernmost boundary of Lot 9 ofthe within named Subdivision; thence by the same South 36 degrees 10' 00" East a distance of 359.23 feet to a point in common with the Westernmost boundary of Lot 8 of the within named Subdivision; thence by the same South 29 degrees 39' 00" East a distance of 373.97 feet to a point; thence by the same South 86 degrees 11 '10" East a distance of 150.33 feet to a point; thence by the sam& North 38 degrees 59' 00" East a distance of 270.19 feet to a point; thence by the same North 21 degrees 04' 00" East a distance of 302.33 feet to a point, the place of beginning.

CONTAINING 20.03 acres and being designated as Lot 7 in the Green Havens Subdivision as recorded in the Office of the Recorder of Deeds of Butler County at Plan Book 134, page 45.

PARCEL ID: 240-4F94-48J-0000

For information purpose only, property also known as:
350 Stanford Road
Prospect, PA 16052

TITLE TO SAID PREMISES IS VESTED IN Blake A. Pokomy, single man, by deed Matthew Dennyer and Kristina Helen Schmidt, husband and wife, dated 1/14/2020 and recorded on 1/30/2020, by the Butler County Recorder of Deeds Office, as Instrument # 202001300002045.

PROPERTY ADDRESS: 350 STANFORD ROAD, PROSPECT, PA 16052

UPI / TAX PARCEL NUMBER: 240-4F94-48J-0000

Seized and taken into execution to be sold as the property of BLAKE A. POKORNY in suit of NEWREZ, 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:
PARKER MCCAY, P.A.
MOUNT LAUREL, NJ

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.