

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30096

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, SEPTEMBER 18, 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.

ADDENDUM attached to and made a part of that certain mortgage from Kenneth M. Smith, unmarried to PNC Mortgage, a division of, dated December 14, 2010 and covering property known as 186 Bear Creek Road, Sarver, PA 16055.

All that certain lot of land situate in Winfield Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning in the center of Legislative Route A3875 on line of land now or formerly of Fullerton; thence along land now or formerly of Fullerton, North 75 degrees 15 minutes West 348.56 feet to a point; thence by the center of the creek and along land now or formerly of Van Dame, the following courses and distances: North 32 degrees 17 minutes East 45.45 feet, South 89 degrees 05 minutes East 40.92 feet, North 46 degrees 38 minutes East 72.80 feet, and North 1 degree 01 minute 40 seconds West 22.46 feet to a point; thence along land now or formerly of McClaine, South 69 degrees 32 minutes 24 seconds East 282.04 feet to the center line of Legislative Route A3875; thence along the center line of Legislative Route A3875, South 24 degrees 13 minutes West 109.93 feet to a point, the place of beginning, as per survey of Greenough and Greenough Inc. dated October of 1965.

Reserving a strip of ground along the northly part of the tract herein described fronting 8 feet on the public highway, and extending West along the southerly line of lot now or formerly of McClaine by equal width 135 feet, the same to be used as a joint driveway in favor of grantees, McClaine, and their heirs and assigns, the same to be mutually maintained by the aforesaid parties, their heirs and assigns, which reservation shall continue until such time as McClaines, their heirs and assigns, construct a driveway on their own property at which time said reservation shall cease and end.

BEING KNOWN AS: 486 BEAR CREEK ROAD, SARVER, PA 16055

PROPERTY ID NUMBER: 320-1F75-9E-0000

BEING THE SAME PREMISES WHICH FAITH A. WALKER, A WIDOW BY DEED DATED 12/14/2010 AND RECORDED 12/16/2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.:201012160029817 GRANTED AND CONVEYED UNTO KENNETH M. SMITH, UNMARRIED.

PROPERTY ADDRESS: 486 BEAR CREEK ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 320-1F75-9E-0000

Seized and taken into execution to be sold as the property of KENNETH SMITH AKA KENNETH M. SMITH in suit of PNC BANK, NATIONAL ASSOCIATION.

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