SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30112

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, JANUARY 15, 2027
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 Cranberry, County of Butler and Commonwealth of Pennsylvania, being Lot No. 492 in the Marshall Woods Phase Four Plan of Lots, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book Volume 277, pages 1-3.

SUBJECT TO Declaration of Covenants, Conditions, Reservations and Restrictions for Marshall Woods P.R.D., a Planned Community, dated November 13, 2001 and recorded at instrument No. 200202050004435; First Amendment recorded October 18, 2002 at Instrument No. 20021018003511 0; Second Amendment recorded September 19, 2005 at Instrument No. 200509190026662, and any other subsequent Amendment(s) made thereto.

Being designated as Tax Parcel number 130-S35-D492.

BEING part of the same premises which Zokaites Contracting Inc., a Pennsylvania Corporation, by Deed dated November 27, 2006 and recorded January 29, 2007 in the Recorders Office of Butler County at Instrument No. 200701290002180, granted and conveyed unto Maronda Homes, Inc., in fee.

PROPERTY ADDRESS: 8015 MAUREEN DRIVE, CRANBERRY, PA 16066

UPI / TAX PARCEL NUMBER: 130-S35-D492

Seized and taken into execution to be sold as the property of MOHAMMED J. KHAN in suit of MARSHALL WOODS HOMEOWNERS 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:
BRANDT, MILNES & REA, P.C
PITTSBURGH, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.