SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30179

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 tract of land situate in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 12-A, as shown on a certain plan entitled Adams Pointe - PRD Revised Amendment No. 5 - Lot 12, as recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania in Plan Book Volume 343, Page 34 which lot is the same as designated in the Declaration Planned Community recorded in Instrument No. 201302280006087 and any Amendments thereto, as the same may change from time to time.

BEING known and numbered as 1401 Pointe View Drive, Mars, PA 16046.

PARCEL NO. 010-S18-B12A-0000

BEING the same premises which NVR, Inc., a Virginia Corporation, by Deed dated 09/09/2014 and recorded 10/21/2014 in the Office of the Recorder of Deeds in and for the County of Butler in Instrument No. 201410210025334, granted and conveyed unto Robert M. Kolaczynski, Jr.

PROPERTY ADDRESS: 1401 POINTE VIEW DRIVE, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S18-B12A-0000

Seized and taken into execution to be sold as the property of ROBERT M. KOLACZYNSKI, JR. in suit of ADAMS POINTE SOUTH VILLAGE OWNERS' 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:
LMBH LEGAL SERVICES, LLC
ALLISON PARK, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.