

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30052

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, JULY 19, 2024**  
**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.

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All that certain lot or piece of ground situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. B-4 of the Stirling Village R.H.G.L., Inc. Subdivision No. 2, recorded in the Recorder's Office of Butler County, Pennsylvania, in Plan Book Volume 202 Page 32, and containing 2.354 acres.

Together with that certain drainage easement as set forth in Agreement between Clair E. Altemus et ux. and R.H.G.L., Inc., dated June 2, 1997 and recorded in Record Book Volume 2744 Page 166.

Together with that certain access, utility and drainage easement set forth in Cross-Easement Agreement by R.H.G.L., Inc. dated July 31, 1996 and recorded in Record Book Volume 2664 Page 158, as amended by Cross-Easement Agreement by R.H.G.L., Inc. dated June 2, 1997 and recorded in Record Book Volume 2749 Page 722.

BEING Tax Parcel 056-I 8-8BE-0000

BEING the same premises which ALC Properties II, LLC., a Nevada limited liability company, by Deed dated 07/01/2013 and recorded 07/26/2013 in Butler County at Instrument No. 201307260021886, granted and conveyed unto Lowrie Aid Propco, LLC, a Delaware limited liability company, in fee.

PROPERTY ADDRESS: 100 STIRLING VILLAGE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 056-18-8BE-0000

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Seized and taken into execution to be sold as the property of LOWRIE AID PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY in suit of FANNIE MAE.

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**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:  
REED SMITH, LLP  
PHILADELPHIA, PA

**MICHAEL T. SLUPE, Sheriff**  
BUTLER COUNTY, Pennsylvania