

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30132

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 19, 2025
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 TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN THE SECOND WARD OF THE CITY OF BUTLER, BUTLER COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY EAST JEFFERSON STREET; ON THE EAST BY AN ALLEY; ON THE SOUTH BY LOT NOW OR FORMERLY OF GEORGE A. CYPHER; AND ON THE WEST BY MAIN STREET; SAID LOT FRONTING AND MEASURING 60-1/2 FEET ON MAIN STREET; THENCE EXTENDING EAST AND PRESERVING THE SAME WIDTH FOR 189 FEET TO THE AFORESAID ALLEY.

DISTRICT/MAP/PARCEL NO.: 562-7-16-0000

SAID PREMISES BEING KNOWN AS 101-107 SOUTH MAIN STREET, BUTLER, PA 16001

BEING THE SAME PREMISES WHICH ECKO GREEN TECHNOLOGIES, L.L.C. BY DEED DATED DECEMBER 31, 2011, AND RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AT INSTRUMENT NO. 201201030000571 ON JANUARY 3, 2012 CONVEYED UNTO BUTLER BREW WORKS LLC.

PROPERTY ADDRESS: 101-107 SOUTH MAIN STREET, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 562-7-16-0000

Seized and taken into execution to be sold as the property of BUTLER BREW WORKS, LLC in suit of THE PROGRESS FUND.

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:
COHEN SEGLIAS PALLAS GREENHALL & FURMAN P.C.
PITTSBURGH, PA 412-434-5530

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania