

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30137

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 16, 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.

PARCEL ONE:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

On the North 100 feet, more or less, by lands of now or formerly of George Aderhold; on the East 200 feet, more or less, by lands of now or formerly of George Aderhold; on the South 100 feet by Main Street in said Borough; and on the West 200 feet by lands now or formerly of August Stubgen.

BEING designated as Tax Parcel No. 500-S4-82 in the Butler County Deed Registry.

PARCEL TWO:

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Saxonburg, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 1 in the B. Timothy and Evelyn A. Barnes Plan of Subdivision, as recorded in the Recorder's Office of Butler County, Pennsylvania in Plan Book 153, page 36.

BEING designated as Tax Parcel No. 500-S4-81B in the Butler County Deed Registry.

BEING the same premises conveyed to Two20, LLC by deed dated October 17, 2023 and recorded on October 26, 2023 in the Office of the Recorder of Deeds for Butler County at Instrument No. 202310260016145.

PROPERTY ADDRESS: C/O ANNETTE M. GERVAIS, MEMBER, 220 WEST MAIN STREET, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 500-S4-82 & 500-S4-81B

Seized and taken into execution to be sold as the property of TWO20, LLC in suit of NORTHWEST BANK.

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:
MACDONALD, ILLIG, JONES & BRITTON, L.L.P.
ERIE, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania