

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30189

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.

All that certain piece, parcel or lot of ground lying and situate in the Township of Fairview, County of Butler and Commonwealth of Pennsylvania, being more particularly bounded an described as follows, to wit:

BEGINNING at a point on the Southern line or side of State Highway L.R. 10076 at the dividing line of land herein conveyed and land now or formerly of Witco Chemical Corp., Bannsborn Division, thence along said dividing line South 04 degrees 43' 00" West, a distance of 160.00 feet to a point; thence continuing along the same North 60 degrees 30' 00" West, a distance of 100.00 feet to a point at corner of land now or formerly of Witco Chemical Corp., Bannsborn Division, land herein conveyed and land now or formerly of W. Larimore; thence along the dividing line of land herein conveyed and land now or formerly of W. Larimore, North 04 degrees 03' 00" East, a distance of 150.00 feet to a point on the Southern line of side of State Highway L.R. 30074, thence along said side of State Highway L.H. 10076 South 80 degrees 30' 00" East, a distance of 100.00 feet to a point at the place of beginning.

Being known as: 338 PETROLIA ROAD, PETROLIA, PENNSYLVANIA 16050.

Title to said premises is vested in David L. Herold and April C. Ferguson, husband and wife, by deed from NANCY L. LINK, UNMARRIED dated June 25, 2020, and recorded June 29, 2020, in Instrument Number 202006290012430.

PROPERTY ADDRESS: 338 PETROLIA ROAD, PETROLIA, PA 16050

UPI / TAX PARCEL NUMBER: 150-1F27-14A-0000

Seized and taken into execution to be sold as the property of DAVID L. HEROLD, APRIL C. FERGUSON in suit of TOWNE MORTGAGE COMPANY.

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:  
MCCABE, WEISBERG & CONWAY, LLC  
PHILADELPHIA, PA 215-790-1010

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania