SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30106

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, NOVEMBER 20, 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 lot or piece of ground situate in Connoquenessing Township, Butler County, Commonwealth of Pennsylvania, being Lot No. 538 in the plan of lots known as Connoquenessing Woodlands, Plan No. 3, and being recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1.

Parcel No. 120-S4-A538-0000

PARCEL TWO:

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Connoquenessing and County of Butler, Commonwealth of Pennsylvania, and being Lot No. 539 in the plan of lots known as Connoquenessing Woodlands, Plan No. 3 and recorded in the office of Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1.

Parcel No. 120-S4-A539-0000

PARCEL THREE:

ALL THAT CERTAIN parcel of land lying and being situate in the Township of Connoquenessing and County of Butler, Commonwealth of Pennsylvania, and being Lot No. 540 in the plan of lots known as Connoquenessing Woodlands, Plan No. 3 and recorded in the office of Recorder of Deeds of Butler County, Pennsylvania, in Rack 45, Page 1 (cited as Rack 29, Page 15 in prior deeds of record).

Parcel No. 120-S4-A540-0000

Being the same premises which Joyce C. Berry, unmarried by Deed dated September 10, 2019 and recorded September 12, 2019 in Butler County as Instrument No. 201909120017981 conveyed unto Mary Lee Merriman, unmarried, and David W. Merriman, unmarried, in fee.

And the said David W. Merriman died on October 11, 2021.

Being the premises which Mary Lee Merriman, One half owner and Jeremy Merriman and Mary Lee Merriman, only heirs of the Estate of David W. Merriman by deed dated January 22, 2024 and recorded January 26, 2024 in Butler County as Instrument No. 202401260001102 conveyed unto Mary Lee Merriman, a single woman.

Parcel ID 120-S4-A538-0000, 120-S4-A539-0000 and 120-S4-A540-0000

Property Address: 229 Connoquenessing Dr, Evans City, PA 16033-4215

BEING the same premises which Mary Lee Merriman by Deed dated January 26, 2024 and recorded in the Office of Recorder of Deeds of Butler County on February 8, 2024 Instrument# 202402080001797 granted and conveyed unto Dakota Suchonic.

PROPERTY ADDRESS: 229 CONNOQUENESSING DRIVE, EVANS CITY, PA 16033

UPI / TAX PARCEL NUMBER: 120-S4-A538-0000 & 120-S4-A539-0000 & 120-S4-A540-

Seized and taken into execution to be sold as the property of DAKOTA SUCHONIC in suit of VILLAGE CAPITAL & INVESTMENT, LLC.

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:
STERN & EISENBERG, P.C.
WARRINGTON, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.