

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30113

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 18, 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 and tract of land situate in Brady Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron monument at the Northwest corner of a larger tract of land of which this was formerly a part, said point being on the South line of lands now or formerly Charlotte Brungardt and the East line of lands of now or formerly Commonwealth of Pennsylvania; thence along the South line of lands now or formerly Charlotte Brungardt South 86° 20' East, a distance of 578 feet to a point; the true place of beginning at an iron pin, being the Northwest corner of the within described parcel; thence continuing along said lands of now or formerly Charlotte Brungardt South 86° 20' East 187 feet to an iron pin on other lands of Arthur D. West, et ux.; thence along said other lands South 13° 6' West, 3,290 feet to a point at the center of Muddy Creek; thence along the center of Muddy Creek in a generally Northwesterly direction, a distance of 82 feet to a point; thence continuing along other lands of Arthur D. West, et ux., North 11° 16' East, 3,240 feet to an iron pin, the place of beginning.

CONTAINING 10 acres, more or less, in accordance with plan and survey of B&B Engineering Company dated June 30, 1972.

TOGETHER WITH the right of ingress, egress and regress to and from said parcel of land from Township Road T-457 over an existing haul road, being a 33-foot wide road as more specifically set forth in said plan and survey of B&B Engineering Company to the parties of the second part herein, their heirs and assigns forever. Subject to and reserving unto Arthur D. West, his heirs and assigns, the right to use said 33-foot wide right of way or haul road for ingress, egress and regress to other lands owned by the said Arthur D. West.

EXCEPTING AND RESERVING unto prior grantors of record, their heirs, personal representatives, successors and assigns, title to all of the oil, gas and all constituents thereof, in and underlying the property herein conveyed, in each and every strata and any valid and subsisting oil and gas lease on the land.

UNDER AND SUBJECT TO:

a. Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence; and

b. Oil, gas, and minerals, and rights incident to the extraction or development of oil, gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

BEING known as Parcel No.: 030-3F37-A5L-0000.

PROPERTY ADDRESS: 128 WEST LANE, SLIPPERY ROCK, PA 16057

Seized and taken into execution to be sold as the property of HANNAH M. TODD, DAMIAN E. TODD in suit of HORIZON FARM CREDIT, ACA/FCLA/PCA.

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:
DILLON MCCANDLESS KING COULTER & GRAHAM, L.L.P.
CRANBERRY TOWNSHIP, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania