

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30025

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, JULY 19, 2024
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 tract of land of land situate in the Third Ward, City of Butler, County of Butler, Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at a point, said point being the northwesterly portion of the property therein described and in common with a point being the Southwesterly portion of Lot 74; thence along Lot 74, South 69 degrees 36 30' East a distance of 90 feet to a point on the Westerly side of a 15 foot alley; thence South 20 degrees 23' 30' West, a distance of 30 feet to a point on the Northern side of 2 intersecting 15 foot alleys; thence North 69 degrees 36, 30" West, a distance of 90 feet right of way; thence North 20 degrees 23 30" East a distance of 30 feet to a point and the original place of beginning.

Hazardous Waste Provision: The grantor herein certify that the land hereby conveyed has, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act. No. 97 of 1980. This notice is give pursuant to requirements of Section No. 405 of said Act (35p.s. 6018-101, et seq.)

Parcel Number: 563-24-316

Property Address: 127 Fourth Avenue, Butler, PA 16001-5607

BEING the same premises which Christopher Charles Reep and Katherine Sue Reep, Husband and Wife by Deed dated November 22, 2002 and recorded in the Office of Recorder of Deeds of Butler County on November 27, 2002 Instrument#200211270040158 granted and conveyed unto Dennis W. McCall and Cynthia A. McCall, Husband and wife.

PROPERTY ADDRESS: 127 FOURTH AVENUE, BUTLER, PA 16001

UPI / TAX PARCEL NUMBER: 563-24-316

Seized and taken into execution to be sold as the property of CINDY A. MCCALL A/K/A CYNTHIA A. MCCALL, DENNIS W. MCCALL in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE WOODBRIDGE LOAN TRUST 2003-1, ASSET BACKED CERTIFICATES, SERIES 2003-1.

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 PC
WARRINGTON, PA 215-572-8111

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania