

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-30232

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 19, 2025
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 lot or piece of ground situate in the Township of Cranberry, County of Butler, and Commonwealth of Pennsylvania, being specifically described as Lot NO. 6 in the Bear Paw Properties, Inc. Grandshire Plan of Subdivision, as recorded in the Recorder of Deeds Office of Butler County, Pennsylvania on the 20th day of December, 1996 at Plan Book Volume 198, pages 36-38.

TITLE VESTED IN Debra L. Russell from Christopher P. Wiesen and Brenda K. Wiesen by Deed dated October 13, 199, recorded on October 26, 199, at the Butler County Recorder of Deeds Office, in Deed Book 3064, page 0556.

The improvements thereon being known as 607 Cassandra Drive, Cranberry Township, PA 16066.

Tax Map No. I30-S24-D6-0000

PROPERTY ADDRESS: 607 CASSANDRA DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S24-D6-0000

Seized and taken into execution to be sold as the property of DEBRA L RUSSELL in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE GREEN TREE MORTGAGE LOAN TRUST 2005-HE1.

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:
PINCUS LAW GROUP, PLLC
MARLTON, NJ 516-699-8902

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania