

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30136

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 property situated in the Township of Oakland in the County of Butler and Commonwealth of Pennsylvania, being described as follows: Lot 2 in the Patten Subdivision 1, Plat Book 159, Page 29.

Being more fully described in a deed dated 01/25/93 and recorded 01/27/93, among the land records of the County and State set forth above, in Deed Volume 2262 and Page 201.

Address: 101 Beulah Rd., Butler, PA
Tax Map or Parcel ID No.: 2F20-13A2

Said premises being improved by a one or two family dwelling.

Being the same premises which Lillian G. Patten and Paul Patten, her husband and Keith S. Patten and Nancy J. Patten, his wife, by Deed dated 01/25/1993 and recorded 01/27/1993, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Book 2262, Page 0201, granted and conveyed unto Paul L. Patten and Pamela E. Traugott, in fee.

Tax Parcel: 250-2F20-13A2-0000

Premises Being: 101 Beulah Road, Butler, PA 16001
PROPERTY ADDRESS: 101 BEULAH ROAD, BUTLER, PA 16001
UPI / TAX PARCEL NUMBER: 250-2F20-13A2-0000

Seized and taken into execution to be sold as the property of PAUL L PATTEN, PAMELA L TRAUGOTT in suit of WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST UNION HOME EQUITY LOAN TRUST 1998-2, HOME EQUITY LON ASSET-BACKED CERTIFICIATES, SERIES 1998-2.

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:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania