

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30161

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 21, 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 tract of land situate in the Township of Cranberry, County of Butler and Commonwealth of Pennsylvania, being known as Lot No. 328, as shown on a certain plan entitled Ehrman Farms Phase III, as recorded in the Office of the Recorder of Deeds of Butler, County, Pennsylvania in Plan Book Volume 218, Pages 37 and 38, which lot is the same as designated in the Declaration of Ehrman Farms recorded in Record Book Volume 2748, Page 374 and any all Amendments thereto, as the same may change from time to time.

SUBJECT to all exceptions, reservations and covenants conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

PARCEL NO.130-S33-A328-0000 and known as 320 Steeplechase Drive, Cranberry Township, PA 16066.

BEING the same premises which Edward H. Wethli and Robin M. Wethli, by Special Warranty Deed dated July 17, 2013 and recorded with the Recorder of Deeds Office of Butler County, Pennsylvania on July 29, 2013 at Instrument No. 201307290021990, granted and conveyed unto Edward H. Wethli.

PROPERTY ADDRESS: 320 STEEPLCHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066

UPI / TAX PARCEL NUMBER: 130-S33-A328-0000

Seized and taken into execution to be sold as the property of EDWARD H. WETHLI in suit of FIRST COMMONWEALTH BANK.

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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania