

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30177

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:

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 THE RIGHT, TITLE, INTEREST AND CLAIM OF EDWARD WETHLI AKA EDWARD H. WETHLI OF, IN AND TO ALL THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF CRANBERRY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 320 STEEPLECHASE DRIVE, CRANBERRY TOWNSHIP, PA 16066. INSTRUMENT NO. 201307290021990, PARCEL NUMBER 130-S33-A328-0000

PROPERTY ADDRESS: 320 STEEPLECHASE 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 FARMERS NATIONAL BANK OF CANFIELD, SUCCESSOR BY MERGER TO FARMER'S NATIONAL BANK OF EMLENTON.

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:
WELTMAN, WEINBERG & REIS CO., LPA
PITTSBURGH, PA 412-434-7955

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania