

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2025-30224

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, MARCH 20, 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 PIECE, PARCEL OR LOT OF LAND SITUATE IN OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD, AND LINE OF LANDS OF LOT NO. 2 IN THE RAYMOND A. AND MILDRED R. DROGOWSKI SUBDIVISION AND THE HEREIN DESCRIBED LOT; THENCE ALONG LINE OF LANDS OF LOT NO. 2 IN THE RAYMOND A. AND MILDRED R. DROGOWSKI SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: NORTH 83 DEGREES 37' 49" EAST, A DISTANCE OF 223.20 FEET; SOUTH 6 DEGREES 22' 11" EAST, A DISTANCE OF 136.87 FEET; SOUTH 48 DEGREES 21' 04" WEST, A DISTANCE OF 234 FEET TO THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD; THENCE ALONG THE CENTER LINE OF TOWNSHIP ROAD T-610, ALSO KNOWN AS HOFFMAN ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 14 DEGREES 17' 00" WEST, A DISTANCE OF 163.09 FEET AND NORTH 11 DEGREES 26' 35" WEST, A DISTANCE OF 109.91 TO A POINT, AT THE PLACE OF BEGINNING

SUBJECT TO ANY AND ALL PRIOR GRANTS AND RESERVATIONS OF COAL, GAS, OIL, MINING RIGHTS OF WAY AS THE SAME MAY BE AND APPEAR IN PRIOR INSTRUMENTS OF RECORD.

ALSO SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND BUILDING SET BACK LINES AS THE SAME MAY BE AND APPEAR IN PRIOR INSTRUMENTS OF RECORD OR AS SHOWN ON THE RECORDED PLAN.

BEING THE SAME PREMISES WHICH REBECCA M. MCCALMONT AND GARY F. MCCALMONT, HER HUSBAND, BY DEED DATED 08/23/2000 AND RECORDED 09/07/2000 IN BUTLER COUNTY IN DOCUMENT NUMBER 200009070021023, THEN GRANTED AND CONVEYED UNTO LANCE L. HESS AND TINA M. HESS, HIS WIFE, IN FEE.

PARCEL ID NUMBER: 250-1F147-2B

PROPERTY ADDRESS: 179 HOFFMAN ROAD, CHICORA, PA 16025

UPI / TAX PARCEL NUMBER: 250-1F147-2B

Seized and taken into execution to be sold as the property of LANCE L. HESS, TINA M. HESS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

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:
HILL WALLACK LLP
YARDLEY, PA

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania