SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30074

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 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 tract of land situate in Summit Township, Butler County,

BEGINNING at a point in the center line of Mitchell Hill Road, a 20 foot cartway, at a point in common to lands of now or formerly E. P. Protzman, said point being the Southeast corner of the premises herein described; thence along the center line of Mitchell Hill Road, South 59 degrees 29 minutes 20 seconds West a distance of 67.51 feet to a point on lands of now or formerly Barnes; thence by line of same, North 23 degrees 27 minutes 40 seconds West a distance of 633.60 feet to a point on lands of now or formerly Meixner; thence by line of same and by line of lands of now or formerly E.P. Protzman, South 23 degrees 27 minutes 40 seconds East a distance of 625.32 feet to a point in the center line of Mitchell Hill Road, the place of beginning.

CONTAINING 0.97 acres and having thereon erected a dwelling house and garage and being known as 393 Mitchell Hill Road.

SAID DESCRIPTION is in accordance with a survey of W. J. McGawey, P.E., dated November 24, 1989, and recertified April 5, 2001.

BEING the same propeny conveyed to ANDREW J. MILLER and JOANN KUMPFMILLER, the mongagors herein, by virtue of a deed from PATRICK GAUSELMANN and DANA GAUSELMANN husband and wife, dated and recorded simultaneously herewith.

Being the same premises which Patrick L. Gauselmann and Dana M. Gauselmann, husband and wife, by Deed dated 04/21/2005 and recorded 04/27/2005, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 200504270010435, granted and conveyed unto Andrew J. Miller and Joann Kumpfmiller, husband and wife, in fee.

Tax Parcel: 290 2F18 24E0000

Premises Being: 393 Mitchell Hill Road, Butler, PA 16002

PROPERTY ADDRESS: 393 MITCHELL HILL ROAD, BUTLER, PA 16002

UPI / TAX PARCEL NUMBER: 290-2F18-24E-0000

Seized and taken into execution to be sold as the property of JOANN KUMPFMILLER, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ANDREW J. MILLER in suit of WELLS FARGO BANK, N.A..

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

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.