

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-30106

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, SEPTEMBER 19, 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 piece, parcel, or tract of land situate in Clinton Township, Butler County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center line of Legislative Route No. 10018 on line dividing lands of now or formerly W. George and Charles Ansell; thence along the center line of said Legislative Route No. 10018 North 89 degrees 03 minutes 10 seconds West 95 Feet to a point being the Southeast corner of the lands hereinafter described and the place of beginning; thence along line of lands of now or formerly Ansell, North 1 degrees 29 minutes East, 152.30 feet to a point on other lands of now or formerly Ansell; thence along same, North 89 degrees 03 minutes 10 seconds West, 100 feet to a point on other lands of now or formerly Ansell; thence along same, South 1 degrees 29 minutes West 152.30 feet to a point in the center line of Legislative Route 10018; thence along said center line South 89 degrees 03 minutes 10 seconds East 100 feet to a point, the place of beginning, this description is in accordance with the survey of Greenough and Greenough, Inc. dated July 1949.

Having thereon erected one and one-half story frame dwelling house and garage.

BEING KNOWN AS: 640 SAXONBURG BOULEYARD, SAXONBURG, PA 16056 PROPERTY ID NUMBER: 100-1F159-20F-0000

BEING THE SAME PREMISES WIICH ERIC L. STETTMIER BY DEED DATED 10/21/2020 AND RECORDED 10/29/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 202010290024551, GRANTED AND CONVEYED UNTO TERRI L. STETTMIER.

PROPERTY ADDRESS: 640 SAXONBURG BOULEVARD, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 100-1F159-20F-0000

Seized and taken into execution to be sold as the property of ERIC L. STETTMIER, TERRI L. STETTMIER in suit of LAKEVIEW LOAN SERVICING, LLC.

**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:  
KML LAW GROUP, P.C.  
PHILADELPHIA, PA 866-413-2311

**MICHAEL T. SLUPE, Sheriff**  
**BUTLER COUNTY, Pennsylvania**