

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-30129

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 Clay Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point at the intersection of the Westerly boundary line of a fifty (50') foot right of way line and the Northerly boundary line of lands of Lillie M. Thompson, et al, said point being located North 52 degrees 57 minutes 03 seconds West from line of lands now or formerly of James McClimans, the Northeast corner of the tract herein described; thence South 1 Degrees 04 Minutes 45 Seconds East along a 50 foot right of way a distance of 580.00 feet to a point, the Southeast corner; thence North 58 degrees 57 Minutes 09 Seconds West along line of lands now or formerly of Lillie M. Thompson, et al a distance of 890.02 feet to a point; the Southwest corner: thence North 8 degrees 39 Minutes 30 Seconds East along line of lands of Lillie M. Thompson, et al a distance of 580.00 feet to a point, in the center line of Legislative Route 10061, the Northwest corner; thence South 60 degrees 09 minutes 11 seconds East along the center line of Legislative Route 10061 a distance of 268.07 feet to a point; thence through the right of way of Legislative Route 10061 the following courses and distances: South 54 degrees 41 minutes 16 seconds East a distance of 179. 97 feet to a point; thence South 52 degrees 57 minutes 03 Seconds East a distance of 356.97 feet to a point, the place of beginning.

CONTAINING 10.06 acres as per survey of A. Edward Shuty, Jr., Inc., dated April 20, 1983.

BEING KNOWN AS: 300 HOOKER ROAD, WEST SUNBURY, PA 16061

PROPERTY ID NUMBER: 080-2F57-47-0000

BEING THE SAME PREMISES WHICH VICTOR C. STEINHEISER AND DOROTHY E. STEINHEISER, HIS WIFE BY DEED DATED 4/17/1986 AND RECORDED 4/18/1986 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1273 AT PAGE 0705, GRANTED AND CONVEYED UNTO SETH STEINHEISER, A SINGLE MAN.

PROPERTY ADDRESS: 300 HOOKER ROAD, WEST SUNBURY, PA 16061

UPI / TAX PARCEL NUMBER: 080-2F57-47-0000

Seized and taken into execution to be sold as the property of SETH STEINHEISER in suit of PNC BANK, NATIONAL ASSOCIATION.

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