

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2026-30003

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, MAY 15, 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.

Parcel 1:

ALL THAT CERTAIN parcel or tract of land situate in Cherry Township, Butler County, Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a point which is located North 00 degree 15 minutes 00 second East, a distance of 120.14 feet from the centerline of Kiester Road on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence from said point of beginning, North 89 degrees 49 minutes 40 seconds West along the line of Lassinger, a distance of 65 feet to a point; thence continuing along the line of Lassinger, North 00 degree 15 minutes 00 second East, a distance of 93 feet to a point; thence along the line of land now or formerly of Thomley, South 89 degrees 49 minutes 40 seconds East, a distance of 65 feet; thence continuing along the line of Thomley, South 00 degree 15 minutes 00 second West, a distance of 93 feet to the place of beginning.

TAX PARCEL: 070-S1-B5A-0000

ALSO:

Parcel 2:

ALL THAT CERTAIN lots of land situate in the Village of Coaltown, Cherry Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Kiester Road, S. R. 4006, on the dividing line between land now or formerly of Lassinger and lands formerly of Virgil M. Redmond, now of Staph; thence along the centerline of Kiester Road, North 89 degrees 42 minutes 30 seconds West, a distance of 214 feet to a point in the line of land now or formerly of Porter; thence North 00 degree 15 minutes 00 second East, a distance of 213 feet to a point on the line of land of Porter, thence continuing along said land, South 89 degrees 42 minutes 30 seconds East, a distance of 149 feet to a point on other lands of Lassinger, South 00 degree 15 minutes 00 second West, a distance of 93 feet to a point; thence continuing along the same, south 89 degrees 49 minutes 40 seconds East, a distance of 65 feet to the line of land of Staph; thence along said land of Staph, South 00 degree 15 minutes 00 second West, a distance of 120.14 feet to the centerline of Kiester Road at the place of beginning.

TAX PARCEL: 070-S1-B5-0000

BEING KNOWN AS: 1010 KIESTER ROAD, SLIPPERY ROCK, PA 16057

PROPERTY ID NUMBER: 070-S1-B5-0000 and 070-S1-B5A-0000

BEING THE SAME PREMISES WHICH JUSTIN P. LASSINGER AND PAULA L. LASSINGER, HUSBAND AND WIFE BY DEED DATED 2/1/2017 AND RECORDED 2/6/2017 IN THE OFFICE OF THE RECORDER OF DEEDS DEED BOOK INSTRUMENT NO.: 201702060002559, GRANTED AND CONVEYED UNTO BRANDON M. SIMMONS, UNMARRIED.

PROPERTY ADDRESS: 1010 KIESTER ROAD, SLIPPERY ROCK, PA 16057

UPI / TAX PARCEL NUMBER: 070-S1-B5A-0000 & 070-S1-B5-0000

Seized and taken into execution to be sold as the property of BRANDON M. SIMMONS 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

MICHAEL T. SLUPE, Sheriff
BUTLER COUNTY, Pennsylvania