

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30009

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 17, 2024**  
**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 lot or piece of ground situate in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of an unpaved Public Road known as the Millerstown Freeport Road, on line dividing property herein described from property now or late of Rezak; thence along the center of said road North 68° 09' East, a distance of 100 feet to a point; thence North 01' East, a distance of 673.03 feet along lands now or formerly of Beatty heirs to a point or stake; thence South 64° 12' West, a distance of 100 feet to a point or stake, on the line dividing property herein described from property now or late of Rezak, as hereinbefore mentioned; thence along said dividing line South 14' West, a distance of 666.75 feet to the point in the center of the Public Road first mentioned, at the place of beginning. Containing 1.45 acres.

SUBJECT TO all exceptions, reservations, restrictions, easements, rights of way, building restrictions and all other matters contained or referred to in prior deeds in the chain of title or visible from an inspection of the premises.

HAVING erected thereon a single-family residence known as 153 Beale Road, Sarver, PA 16055 and designated as Parcel No. 040-1F03-A4-0000.

BEING the same property which Russell H. Felsing, by Deed dated May 2, 2006 and recorded with the Recorder of Deeds of Butler County, Pennsylvania, on May 3, 2006 at Instrument No. 200605030010483, granted and conveyed unto Nicholas R. Perroz and Jacqueline Perroz his wife.

PROPERTY ADDRESS: 153 BEALE ROAD, SARVER, PA 16055

UPI / TAX PARCEL NUMBER: 040-1F03-A4-0000

Seized and taken into execution to be sold as the property of NICHOLAS PERROZ, JACQUELINE PERROZ in suit of FIRST COMMONWEALTH BANK.

**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:  
MCGRATH MCCALL, P.C.  
PITTSBURGH, PA 412-281-4333

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