

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-30219

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:

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 Middlesex Township, Butler County and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the centerline of Township Road T-484 a/k/a Alderson Road, having a 33 foot right of way, said point being common to line of Parcel 1 in the Hay Subdivision No 1; thence following the centerline of Township Road T-484 the following courses and distances; South 53° 57' 24" East, 82.51 feet; South 58° 25' 03" East, 117.49 feet to a point; thence leaving the centerline of Township Road T-484, South 16° 05' 11" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 228.00 feet to a point; thence North 65° 06' 12" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 164.76 feet to a point; thence North 23° 27' 28" West along line of Parcel 1 in the aforesaid Subdivision, a distance of 83.58 feet to a point; thence North 23 ° 21' 39" East along line of Parcel 1 in the aforesaid Subdivision, a distance of 199.47 feet to a point at the place of beginning.

BEING known as Parcel 3 in the Hay Subdivision No. 1 as prepared by W. J. McGarvey of Butler, Pennsylvania, dated January 26, 1983, revised March 04, 1983, and January 19, 1984, and recorded in the Butler County Recorder's Office in Rack File 103, Page 22.

PARCEL NO. 230-2F75-9D-0000

Being the same premises which Thomas Barthel, by Deed dated 02/19/2021 and recorded 03/16/2021, in the Office of the Recorder of Deeds in and for the County of Butler, in Deed Instrument No. 202103160007373, granted and conveyed unto Justin Marcus Perkins and Joyce Illeen Persons, in fee.

Tax Parcel: 230 2F75 900000

Premises Being: 185 Alderson Rd, Saxonburg, PA 16056

PROPERTY ADDRESS: 185 ALDERSON ROAD, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 230-2F75-9D-0000

Seized and taken into execution to be sold as the property of JUSTIN MARCUS PERKINS, JOYCE ILLEEN PERKINS A/K/A JOYCE ILLEEN PERKINS in suit of CARRINGTON MORTGAGE SERVICES, 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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-666

MICHAEL T. SLUPE, Sheriff  
BUTLER COUNTY, Pennsylvania