

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-2025-30094

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, MARCH 20, 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.

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ALL THAT certain piece, parcel or lot of land situate in Clinton Township, Butler County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Township Road T-554, commonly referred to as Brewer Road, said point being common to the Northwest corner of lands now or formerly of B. Foust and being the Southwest corner of the lot herein conveyed; thence North 13 degrees 50' 35" West along the centerline of Brewer Road, a distance of 580.13 feet to a point; thence North 76 degrees 09' 25" East along lands of R. Coe, a distance of 256.20 feet to a point; thence South 73 degrees 45' East along Lot No. 1, a distance of 896.22 feet to a point; thence South 41 degrees 35' West, a distance of 261.60 feet to a point; thence North 79 degrees 43' 15" West, a distance of 403.66 feet to a point; thence South 9 degrees 23' 15" West, a distance of 125.00 feet to a point; thence South 71 degrees 23' 35" West, a distance of 399.47 feet to a point on the centerline of Brewer Road, at the place of beginning.

Tax Map Parcel No. 100-1F161-22F-0000.

BEING the same premises that PNC Bank, National Association, by Deed dated the 13th day of November, 2009 and recorded in the Office of the Recorder of Deeds of Butler County, Pennsylvania on November 18, 2009, conveyed to Bernard J. McQuillan.

PROPERTY ADDRESS: 375 BREWER ROAD, SAXONBURG, PA 16056

UPI / TAX PARCEL NUMBER: 100-1F161-22F-0000

Seized and taken into execution to be sold as the property of BERNARD J. MCQUILLAN in suit of RONALD J. SCHELLER.

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**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:  
MICHAEL S. LAZAROFF  
SAXONBURG, PA

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