

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30170

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 15, 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.

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ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEING KNOWN AS PARCEL NO. 1 IN THE DONALD P. ALLEN PLAN OF SUBDIVISION NO. 2 WHICH IS RECORDED IN THE RECORDER'S OFFICE OF BUTLER COUNTY AT PLAN BOOK VOLUME 235, PAGE 21, RECORDED ON AUGUST 21, 2000.

Commonly known as 137 Pearce Road, Mars, PA 16046

Being Parcel No. 010-S7-A1-0000

BEING THE SAME PREMISES WHICH DANIEL D. KWIATKOWSKI, BY DEED DATED 01/21/2019, AND RECORDED 01/22/2021, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED INSTRUMENT NO. 202101220002091 GRANTED AND CONVEYED UNTO JOSEPH KING, IN FEE.

HAVING ERECTED THEREON A SINGLE FAMILY DWELLING KNOWN AS 137 PEARCE ROAD, MARS, PA 16046.

PROPERTY ADDRESS: 137 PEARCE ROAD, MARS, PA 16046

UPI / TAX PARCEL NUMBER: 010-S7-A1-0000

Seized and taken into execution to be sold as the property of JOSEPH J. KING, HEATHER KING in suit of WEST-AIRCOMM FEDERAL CREDIT UNION.

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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:  
WELTMAN, WEINBERG & REIS CO., LPA  
PITTSBURGH, PA 412-434-7955

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