

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-30175

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, JULY 19, 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, PIECE OR PARCEL OF LAND SITUATE IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF FORWARD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A TOWNSHIP ROAD KNOWN AS THE HARTZELL-CRITCHLOW ROAD, ON THE DIVIDING LINE BETWEEN LANDS HEREIN CONVEYED AND LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX.;

THENCE IN A WESTERLY DIRECTION, ALONG LINE OF LAND OF SAID MAHARG, BY A LINE LOCATED TWENTY-FIVE (25) FEET NORTH OF THE EXISTING MILKHOUSE WHICH LINE RUNS BETWEEN THE HOUSE AND BARN LOCATED ON THE PREMISES, FIVE HUNDRED (500) FEET TO AN IRON PIPE OR PIN ON OTHER LAND OF SAID CHARLES N. MAHARG, ET UX. AT THE TRUE PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PROPERTY; THENCE FROM SAID TRUE POINT OF BEGINNING IN THE SOUTHWEST CORNER OF THE HEREINAFTER DESCRIBED PROPERTY AND ALONG LINE OF LAND NOW OR FORMERLY OF CHARLES N. MAHARG, ET UX., NORTH 4 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN AND 9/100 (267.09) FEET TO A POINT

IN THE CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD; THENCE ALONG SAID CENTER LINE OF SAID HARTZELL-CRITCHLOW ROAD, SOUTH 85 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF TWENTY-SIX AND 19/100 (26.19) FEET TO A POINT; THENCE CONTINUING ALONG SAID CENTER LINE OF SAID ROAD, SOUTH 84 DEGREES 49 MINUTES EAST, A DISTANCE OF ONE HUNDRED THIRTY-SIX AND 81/100 (136.81) FEET TO A POINT; THENCE BY A LINE THROUGH THE LAND OF WHICH THE HEREIN DESCRIBED PROPERTY WAS FORMERLY A PART, SOUTH 4 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF TWO HUNDRED SIXTY-SEVEN (267) FEET, MORE OR LESS, TO A STAKE ON THE CENTER LINE OF A FIFTY FOOT LANE; THENCE ALONG SAID CENTER LINE OF SAID FIFTY FOOT LANE, NORTH 85

DEGREES 43 MINUTES 30 SECONDS WEST, DISTANCE OF ONE HUNDRED SIXTY-THREE AND NO/100 (163.00) FEET TO THE IRON PIN AT THE PLACE OF BEGINNING.

THE FOREGOING DESCRIPTION IS IN ACCORDANCE WITH A SURVEY PREPARED BY ROBERT SCOTT KIFT, REGISTERED ENGINEER, DATED MARCH, 1962

COMMONLY KNOWN AS 208 CRITCHLOW ROAD, RENFREW, PA 16053

BEING PARCEL NO. 160 3F53 AIBA0000

BEING THE SAME PREMISES WHICH ELAINE K. SWIERKOWSKI, BY DEED DATED 10/13/1995, AND RECORDED 10/17/1995, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUTLER AS DEED BOOK 2568, PAGE 118, INSTRUMENT NO. 20720 GRANTED AND CONVEYED UNTO JOSEPH SWIERKOWSKI, JR., AND BERNADETTE M. SWIERKOWSKI, HIS WIFE, JOSEPH SWIERKOWSKI IS DECEASED. DATE OF DEATH WAS AUGUST 2, 1987, IN FEE.

PROPERTY ADDRESS: 208 CRITCHLOW SCHOOL ROAD, RENFREW, PA 16053

UPI / TAX PARCEL NUMBER: 160-3F53-A1BA00000

Seized and taken into execution to be sold as the property of BERNADETTE M. SWIERKOWSKI, JOSEPH SWIERKOWSKI, JR. in suit of NORTH DISTRICTS COMMUNITY CREDIT UNION.

**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