SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10889-2025

For more information, please visit the website below:
https://www.bid4assets.com/beavercountypasheriffsales

WEDNESDAY, JANUARY 06, 2027
AT 10:00 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.

EXECUTION NO: 2025-10889 JUDGMENT AMOUNT $51,009.13
PLUS INTEREST, COSTS & ATTY'S FEES

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF PATTERSON, BEAVER COUNTY, PENNSYLVANIA, AND INSTRUMENT NO. 3529108

PARCEL NO: 72-003-0506.000

MARKET VALUE: $180,100

LOCATION OF PROPERTY: 1128 19TH AVE, BEAVER FALLS, PA 15010

PROPERTY ADDRESS: 1128 19TH AVENUE, BEAVER FALLS, PA 15010

UPI / TAX PARCEL NUMBER: 720030506000

Seized and taken into execution to be sold as the property of CHAD A HILL in suit of WELLS FARGO BANK, N.A..

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, 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 Thrity (30) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
RAS CITRON LAW OFFICES
FAIRFIELD, NJ 855-225-6906

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.