SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 41072-2017

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.

ALL that certain parcel of land situate in the Fifth Ward of the City of Beaver Falls, Beaver County, Pennsylvania.

PROPERTY ADDRESS: 1835 5TH AVENUE, BEAVER FALLS, PA 15010

UPI / TAX PARCEL NUMBER: 050030717000

Seized and taken into execution to be sold as the property of CHRISTINE SMILAK in suit of BIG BEAVER FALLS AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW ASSOCIATES LTD
NORRISTOWN, PA 866.211.9466

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.