# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 10668-2026**

**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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF HANOVER, BEAVER COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 133 WEBER ROAD CLINTON, PA 15026

BEING PARCEL NUMBER: 63-211-0112-002

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 133 WEBER ROAD, CLINTON, PA 15026

UPI / TAX PARCEL NUMBER: 632110112002

**Seized and taken into execution to be sold as the property of MARTHA KIRKLAND, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JOHN W. WEBER, HOWARD L KIRKLAND in suit of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-4.**

---

**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.