SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10627-2026

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 that certain tract or parcel of land situate partly in the Township of Hanover, Beaver County, Pennsylvania, and partly in the Township of Hanover, Washington County, Pennsylvania, bounded and described as follows.

Beginning at an iron pin at the eastern edge of the lands of Joseph and Geraldine Smitsty in the center of Cain Road and proceeding Northwest along a circle with a radius of 330 feet, 179.37 feet to a pin; continuing South 19 degrees 56' 43" West 352.01 feet to an iron pin along the dividing line between Lot #1 and Lot #2 of the Subdivision of Joseph and Geraldine Smitsky to a pin; thence proceeding South 10 degrees 49' 48" East 200 feet to an iron pin along the dividing line between Lot #1 and Lot #2 of the Subdivision of Joseph and Geraldine Smitsky to a point and continuing North 85 degrees 11' 19" East 200 feet to an iron pin and continuing South 10 degrees 49' 48" East 300 feet to an iron pin and proceeding with South 27 degrees 59' 07" West 388.31 feet to an iron pin and closing this tract of land by proceeding South 51 degrees 5' 25" West 15.09 feet returning to the point of beginning. This tract of land is approximately 2.8880 acres.

BEING the same premises which Jospeh Smitsky and Geraldine Smitsky by Deed dated September 22, 1994 and recorded in the Office of Recorder of Deeds of Beaver County on March 23, 1999 Instrument# 3027726 granted and conveyed unto George W. Pierce and Joanne Pierce.

Parcel No.: 63-232-0158.006

Premises being known as: 249 Cain Rd, Clinton, PA 15026

PROPERTY ADDRESS: 249 CAIN ROAD, CLINTON, PA 15026

UPI / TAX PARCEL NUMBER: 632320158006

Seized and taken into execution to be sold as the property of GEORGE W PIERCE, JOANNE PIERCE in suit of US BANK NATIONAL ASSOCIATION ETAL.

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:
STERN & EISENBERG PC
WARRINGTON, PA

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.