SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 11782-2025

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.

ALL THAT CERTAIN lot or piece of ground known as Lot No. 647 in the Morado Plan of Lots 1 situate in the Seventh Ward of the City of Beaver Falls, Beaver County, Commonwealth of Pennsylvania Being the same premises which Nathaniel R. Carr became the owner as granted from Michelle Petraitis by deed dated March 30, 2021, and recorded on October 28, 2022, as Instrument Number 3670082

PROPERTY ADDRESS: 4036 4TH AVENUE, BEAVER FALLS, PA 15010

UPI / TAX PARCEL NUMBER: 070030810000

Seized and taken into execution to be sold as the property of NATHANIEL R CARR, SARAH Q CARR in suit of THE HUNTINGTON NATIONAL BANK.

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:
ORLANS ASSOCIATES PC
TROY, MI 248-502-1400

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.