SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10702-2026

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.

PARCEL 1
ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RICHARD GAY AND CARRIE REDDEN OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BEAVER, BOROUGH OF MONACA

HAVING ERECTED THEREON A VACANT LAND KNOWN AND NUMBERED AS 1006 ATLANTIC AVENUE MONACA, PA 15061. INSTRUMENT NO. 3697953.

BLOCK & LOT#: 35-001-0306.000

PARCEL 2

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RICHARD GAY AND CARRIE REDDEN OF, IN, AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BEAVER, BOROUGH OF MONACA

HAVING ERECTED THEREON A DWELLING KNOWN AND NUMBERED AS 998 ATLANTIC AVENUE MONACA, PA 15061. INSTRUMENT NO. 3697953.

BLOCK & LOT#: 35-001-0400.000

PROPERTY ADDRESS: 998 ATLANTIC AVENUE, 1006 ATLANTIC AVE, MONACA, PA 15061

UPI / TAX PARCEL NUMBER: 350010400000, 350010306000

Seized and taken into execution to be sold as the property of RICHARD GAY, CARRIE REDDEN in suit of BRENTWOOD 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:
METZ LEWIS BRODMAN MUST O'KEEFE LLC
PITTSBURGH, PA 412-918-1100

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.