

# *Sheriff Sale of Real Estate*

SALE NO. 7

DEBT \$60,900.91

---

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2023-11242 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

**Wednesday, February 7th, 2024**

AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

---

NOTICE IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF, NOT LATER THAN THIRTY (30) DAYS OF THE SALE, AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED THERETO WITHIN TEN (10) DAYS THEREAFTER.

---

VS

DEFENDANT: JOHN A. NOVAK

SALE ADDRESS: 2010 6TH AVENUE Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Leon Haller, Esq.

---

N.B. -- Twenty percent (20%) of the purchase money must be paid at the time and place of sale. Payment must be in cash or certified check made payable to the Sheriff of Beaver County and the balance thereof, within thirty (30) days from the date of sale.

**Sheriff Tony Guy**