

# *Sheriff Sale of Real Estate*

SALE NO. 2

DEBT \$146,697.38

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2021-11589 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, August 7th, 2024**

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

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**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.**

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VS

DEFENDANT: CURTIS SIMS PETTIS, JR, IN HIS CAPACITY AS HEIR OF JUANITA PETTIS; JONATHAN TERRELL PETTIS, TN HIS CAPACITY AS HEIR OF JUANITA PETTIS; LYDIA JOELL PETTIS, TN HER CAPACITY AS HEIR OF JUANITA PETTIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUANITA PETTIS; L'TESHA PETTIS, IN HER CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIMEON DUPREE PETTIS; J.P., A MINOR, IN HIS CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS; M.P., A MINOR, IN HIS CAPACITY AS HEIR OF SIMEON DUPREE PETTIS, DECEASED HEIR OF JUANITA PETTIS  
SALE ADDRESS: 609 MONACA ROAD Aliquippa, PA 15001  
PLAINTIFF ATTORNEY: Nicole Rizzo, Esq.

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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**