

# *Sheriff Sale of Real Estate*

SALE NO. 1

DEBT \$66,350.13

---

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2024-10138 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, September 4th, 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: PATTY WOODROME, IN HER CAPACITY AS HEIR AS AMY J. FITTINGHOFF; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AMY J. FITTINGHOFF

SALE ADDRESS: 125 MAIN AVE New Brighton, PA 15066

PLAINTIFF ATTORNEY: ADRIENNA HUNSBERGER, 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**