

# *Sheriff Sale of Real Estate*

SALE NO. 9

DEBT \$72,200.83

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2024-10265 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, April 2nd, 2025**

**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: Vicki Hartswick, Known Surviving Heir of Frank S. Talerico, Nita Pangas a/k/a Nita Pangus, Known Surviving Heir of Frank S. Talerico, Gina Price, Known Surviving Heir of Frank S. Talerico, and Unknown Surviving Heirs of Frank S. Talerico

SALE ADDRESS: 1413 Porter Street Conway, PA 15027

PLAINTIFF ATTORNEY: Chelsea A. Nixon, 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**