

PREMIER BANK, formerly known as FIRST FEDERAL BANK OF THE MIDWEST, successor by merger to HOME SAVINGS BANK, successor by merger to THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO
Plaintiff

vs.

JOHN BOON-KEE WONG, JR.
Defendant(s)

CASE NO. GD-22-013523
ALLEGHENY COUNTY COURT OF COMMON PLEAS CIVIL DIVISION

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

To:
John Boon-Kee Wong, Jr.
916 Loyal Way
Pittsburgh, PA 15210

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.

Your house (real estate) at 5708 Walnut Street, Unit L4, Pittsburgh, PA 15232 is scheduled to be sold at the Sheriff's Sale on 12/04/2023 at 9:00 AM, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the judgment of \$67,950.59 obtained by Premier Bank, formerly known as First Federal Bank of the Midwest, successor by merger to Home Savings Bank, successor by merger to The Home Savings and Loan Company of Youngstown, Ohio (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$69,273.36.

Further, due to the COVID-19 Pandemic and to fully comply with State and Local Civil Regulations, this public sale will be conducted via Virtual Technology. For further information to attend or participate in this public sale, please contact the Allegheny County Sheriff's Office at 412-350-4704 or visit our website at sheriffalleghenycounty.com

NOTICE OF OWNER'S RIGHT YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorneys Fees due. To find out how much you must pay, you may call: 330-744-1148.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 412-350-4704.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association Koppers Suite 400, 436 7th Ave., Pittsburgh, PA 15219, 412.261.0518

Neighborhood Legal Service Association 928 Penn Avenue Pittsburgh, PA 15222, 412.255.6700

Richard J. Thomas, Esq.
Attorney for Plaintiff
330-744-1148