

Notice: Beyond Paper, Inc. TAKE NOTICE that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Allegheny County, Pennsylvania, a **SHERIFF SALE IS SCHEDULED ON MONDAY, DECEMBER 4, 2023, at 9:00 a.m.** in the Gold Room, 4th Floor of the Allegheny County Courthouse located at 436 Grant Street, Pittsburgh, PA 15219. This case is filed in the Court of Common Pleas of Allegheny County, Pennsylvania at docket number GD-14-018545. Plaintiff is Fifth Avenue Condominium Association. Defendant is the Beyond Paper, Inc. The property to be sold is owned by Beyond Paper, Inc. and is located at 6109 Fifth Avenue, Unit 3, Pittsburgh, PA 15232, situate in the 7th Ward of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania as described in Deed Book Volume 11365 page 208 and located at Parcel Id Number 0085-C-00032-0003-00. Plaintiff's attorney is Kimberly S. Tague, Esq. Eckert Seamans, 600 Grant Street, 44th Floor, Pittsburgh, PA 15219, 412-566-6851.

Judgment has been entered in this matter as follows:

Judgment Amount: \$170,732.27

Costs to be added: \$0.00

Less payments made: \$0.00

TOTAL: \$170,732.27

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 sheriffallegheny.com

*** Includes credit for payments made on account. Additional interest, costs, servicing expenses, postage / expenses, attorney fees and the record costs of this proceeding, will continue to accrue until the Debt is paid in full.**

• Claims against property must be filed at the Office of the Sheriff before, the above sale date.

• Claims to the proceeds must be made with the Office of the Sheriff before distribution.

• Schedule of Distribution will be filed with the Office of the Sheriff no later than thirty (30) days from the sale date.

• Exceptions to Distribution or a Petition to Set Aside the Sale must be filed with the Office of the Sheriff no later than (10) days from the date when Schedule of Distribution is filed in the Office of the Sheriff.

• A Writ of Execution has been issued because there is a judgment against you. It may cause your property to be held or taken to pay the judgment.

• You may have legal right to prevent your property from being taken. A lawyer can advise you more specifically of these right. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

LAWYER REFERRAL SERVICE

THE ALLEGHENY COUNTY BAR ASSOCIATION

400 Koppers Building

436 7th Avenue

Pittsburgh, PA 15219

Telephone: (412) 261-0518

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you. You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike the judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection you might have within fifteen (15) days after service of the Scire Facias you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the judgment is opened, the Sheriff's Sale would ordinarily be delayed pending a trial of the issue of whether the plaintiff has a valid claim to foreclose on the tax claim. You may also have the right to have judgment stricken if the Sheriff has not made a valid return of service of the Complaint or if the judgment was entered before fifteen (15) days after service or in certain other events. To exercise this right you would have to file a petition to strike the judgment. You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right. You may also have the right to have the Sheriff's Sale set aside if the property is sold for a grossly inadequate price or if there are defects in the Sheriff's Sale. To exercise this right you should file a petition with the Court after the sale and before the Sheriff has delivered his deed to the property. The Sheriff will deliver the deed if no petition to set aside the sale is filed within ten (10) days from the date when the Schedule of distribution is filed in the Office of the Sheriff.