

Sheriff Sale of Real Estate

SALE NO. 4

DEBT \$136,621.54

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10914-2007 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Monday, November 10th, 2014

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.

ALL THAT CERTAIN PIECE OF GROUND SITUATE IN THE BOROUGH OF ECONOMY, COUNTY OF BEAVER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER LINE OF RIDGE ROAD, SAID POINT BEING FORMED BY THE INTERSECTION OF THE CENTER LINE OF RIDGE ROAD WITH THE CENTER LINE OF A PUBLIC ROAD LEADING FROM SAID RIDGE ROAD TO LEGIONVILLE HOLLOW; THENCE ALONG SAID CENTER LINE OR SAID LAST MENTIONED ROAD THE FOLLOWING TWO COURSES AND DISTANCES: (1) NORTH 1 DEGREES 0 MINUTES WEST, A DISTANCE OF 322 FEET TO A POINT; (2) NORTH 24 DEGREES 30 MINUTES EAST, A DISTANCE OF 35 FEET TO A POINT, WHICH IS THE CORNER OF LANDS NOW OR LATE OF CHARLES A. ZEHNDER; THENCE ALONG LANDS OF THE SAID CHARLES A. ZEHNDER, SOUTH 39 DEGREES 0 MINUTES EAST, A DISTANCE OF 160 FEET TO A POINT IN THE CENTER LINE OF RIDGE ROAD; THENCE ALONG THE SAID CENTER LINE OF RIDGE ROAD, SOUTH 51 DEGREES 0 MINUTES WEST, A DISTANCE OF 223 FEET TO A POINT, AT THE PLACE OF BEGINNING.

HAVING ERECTED THEREON A DWELLING.

TAX PARCEL #: 60-018-0402.000

PROPERTY address: 2401 RIDGE ROAD EXT., AMBRIDGE, PA 15003

PARCEL NO.: 60-018-0402.000

PLAINTIFF: WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RMAC PASS-THROUGH TRUST, SERIES 2010-A

VS

DEFENDANT: MICHELLE A. KOHAR, MICHAEL J. KOHAR

SALE ADDRESS: 2401 Ridge Road Extension Ambridge, PA 15003

PLAINTIFF ATTORNEY: Michael T. McKeever.

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 George J. David