

Sheriff Sale of Real Estate

SALE NO. 15

DEBT \$245,717.77

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11767-2010 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, May 14th, 2012

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 those two certain tracts of land situate in Hanover Township, Beaver County, Pennsylvania, bounded and described as follows;

FIRST TRACT:

BEGINNING at the center line of Township Highway Route No. 316, also known as Ridge Road, formerly known as Red Dog Road, at the northeast corner of the tract conveyed by Albert R. Hershberger, et ux., to John B. Dhayer, et ux., by deed dated May 20, 1952, and recorded in Deed Book Volume 639, page 426 (of which tract the parcel hereinafter described is a part); thence by Second Tract described below, south 19° 09' west 290.596 feet to an iron pin; thence by land now or formerly of John B. Dhayer, et ux., north 31° 28' west, 126.6 feet to the center line of Township Highway Route No. 316; thence by the center line of Township Highway Route No. 316 north 44° 06' 20" east a distance of 231.921 feet to a point, the place of beginning.

SECOND TRACT:

BEGINNING at the corner line of Highway Route No. 316 on the northeast corner of the First Tract described above; thence by the center line of Township Route No. 316 north 44° 16' east, a distance of 163.330 feet to a point; thence south 29° 39' east, a distance of 309.933 feet to an iron pin; thence by lands now or formerly of John A. McConnell, et ux., south 19° 09' west, a distance of 991.552 to an iron pin; thence by lands now or formerly of Francis P. Reilly, north 58° 06' west a distance of 310.174 feet to a point; thence by property now or formerly of John B. Dhayer, north 19° 09' east, a distance of 979.461 feet to a point on the center line of Township Highway Route No. 316, the place of beginning.

Parcel No. 63-221-0167.00

BEING the same premises which Sheryl M. Antoline, N/K/A Sheryl M. Krizan, married woman, by Deed dated March 5, 2003 and recorded in the Beaver County Recorder of Deeds Office on March 6, 2003 as Deed Instrument No. 3157867, granted and conveyed unto Sheryl M. Krizan, unmarried.

PARCEL NO.: 63-221-0167.00

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Washington Mutual Bank Mortgage Pass-Through Certificates Series 2005-PR1- Trust

VS

DEFENDANT: Sheryl M. Krizan, Dale R. Krizan

SALE ADDRESS: 117 Ridge Drive Georgetown, PA 15043

PLAINTIFF ATTORNEY: Christopher A. DeNardo, Esquire

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