

# *Sheriff Sale of Real Estate*

SALE NO. 8

DEBT \$56,549.34

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11419-2013 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, March 10th, 2014**

**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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ALL that certain lot of land situate in the Township of Brighton, County of Beaver and Commonwealth of Pennsylvania, being known and numbered as Lot No. 217 in a Plan of Lots known as Dawson Ridge Farms Section No. 2, said Plan being of record in the Office of the Recorder of Deeds of Beaver County, Pennsylvania in Plan Book Volume 7, Pages 86 and 87.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING the same property conveyed to Mark H. Dunn and Ramona M. Dunn, husband and wife, Mortgage(s) herein, by Deed recorded simultaneously herewith.

**MORE FULLY DESCRIBED AS:**

ALL THAT CERTAIN parcel or lot of land situate in Brighton Township, Beaver County, Commonwealth of Pennsylvania, being known and numbered as Lot No. 217 in a Plan of Lots known as Dawson Ridge Farms Section No. 2, said Plan being of record in the Office of the Recorder of Deeds of Beaver County in Plan Book Vol. 7, pages 86 and 87, said Lot No. 217 being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the Westerly line of Spruce Street with the dividing line between Lots Nos. 217 and 218; thence along said dividing line between Lots Nos. 217 and 218, South  $74^{\circ} 15' 56''$  West, 125.0 feet to a point on the line dividing said Lot No. 217 from Lots Nos. 231 and 232; thence along said line dividing Lot No. 217 from Lots Nos. 231 and 232 by a curve to the left, said curve having a radius of 500.0 feet, an arc distance of 64.0 feet to a point on the dividing line between Lots Nos. 217 and 216; thence along said dividing line between Lots Nos. 217 and 216, North  $66^{\circ} 55' 54''$  East, 125.0 feet to a point on the Westerly line of Spruce Street; thence along said Westerly line of Spruce Street by a curve to the right, said curve having a radius of 625.0 feet, an arc distance of 80.0 feet to a point on the dividing line between Lots Nos. 217 and 218, being the point of beginning.

BEING SUBJECT to the restrictions set forth in an instrument dated November 20, 1953, and entered of record in the Recorder's Office of Beaver County on November 21, 1953, entitled, "Protective Covenants affecting Dawson Ridge Farms Plan No. 2", recorded in Deed Book Vol. 660 page 309.

SUBJECT ALSO to rights of way granted to Bell Telephone Company dated September 15, 1952 and August 5, 1953, respectively, and recorded in the same Deed Book Vol. 645, page 227, and 658, page 80, respectively.

BEING designate as Tax Parcel No.: 55-018-0207-000.

BEING KNOWN AS: 314 Spruce Street, Beaver, PA 15009

**PARCEL NO.: 55-018-0207.000**

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: MARK H. DUNN, RAMONA M. DUNN a/k/a RAMONA M. ASPEOTES

SALE ADDRESS: 314 Spruce Street Beaver, PA 15009

PLAINTIFF ATTORNEY: Michael T. McKeever.

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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 George J. David**