

Sheriff Sale of Real Estate

SALE NO. 28

DEBT \$40,662.15

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11690-2013 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, April 14th, 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, Parcel Or Lot Of Land Situate In The Township Of Rochester, Now The Borough Of Freedom, County Of Beaver And State Of Pennsylvania, Being Lot Numbered Three In The Plan Of Lots Laid Out By John Fresch, George W. Fresch, And Anna L. Smith, Formerly Anna L. Fresch, In Rochester Township, County And State Aforesaid, Called The First Plan Of Lots, Said Plan Being Record In The Recorder's Office Of Beaver County In Plan Book Volume 1, Page 119, And Being Bounded And Described As Follows, To-Wit:
Beginning At A Post And Northwestern Line Of Lot Numbered Two, Same Plan, On The Northeastern Side Of Rochester Avenue: Thence Along The Northeastern Side Of Rochester Avenue Northwestwardly Fifty Feet To A Post And Line Of Lot Numbered Four, Same Plan; Thence Along Line Of Lot Numbered Four, Northeastwardly One Hundred Feet To Cherry Alley: Thence Along Cherry Alley Southeastwardly Fifty Feet To A Post And Line Of Lot Numbered Two, same plan; thence along line of lot numbered two Southwestwardly One Hundred Feet To A Post And Rochester Avenue, The Place Of Beginning.

TAX PARCEL # 27-001-0167-000
BEING KNOWN AS: 145 6th Avenue, Freedom, PA 15042

PARCEL NO.: 27-001-0167-000

PLAINTIFF: GREEN TREE SERVICING LLC

VS

DEFENDANT: MARY ANN BANYAS, JOHN E. BANYAS A/K/A JOHN E. BANYAS, JR.

SALE ADDRESS: 145 6th Avenue Freedom, PA 15042

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