

Sheriff Sale of Real Estate

SALE NO. 25

DEBT \$67,849.17

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10346-2011 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 PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF CHIPPEWA, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 23 IN THE PHILLIP NIPPERT PLAN OF LOTS IN SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BOUNDED ON THE NORTH BY STEFFIN STREET; ON THE EAST BY A 15-FOOT ALLEY; ON THE SOUTH BY LOT NO. 24 IN SAID PLAN; AND ON THE WEST BY NIPPERT AVENUE. SAID LOT HAVING A FRONTAGE OF 42 FEET ON NIPPERT AVENUE, AND EXTENDING BACK THEREFROM OF EVEN WIDTH A DISTANCE OF 140 FEET TO SAID 15-FOOT ALLEY.

PARCEL NO. 57-004-0105.000-01-1

BEING KNOWN AND NUMBERED AS 3002 20TH STREET, EXT., BEAVER FALLS, PA, 15010

PARCEL NO.: 57-004-0105.000-01-1

PLAINTIFF: WELLS FARGO BANK, N.A.

VS

DEFENDANT: JOHN K. COKER, STEPHANIE A. COKER

SALE ADDRESS: 3002 20th Street, Ext. Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Joel A. Ackerman

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