

# *Sheriff Sale of Real Estate*

SALE NO. 15

DEBT \$36,306.40

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10976-2013 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, May 12th, 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 parcel or lot of land situate in Franklin Township, Beaver County, Pennsylvania, bounded and described as follows:

STARTING at point or stake, at the Southwest corner of the herein described land, where it adjoins land formerly of Martha Bessor Heirs, now Baehr, said point or stake being on the North side of 20-foot road or right of way, and being 73 feet, East of the Eastern line of land of Mary Cabalik, thence North 01 Degree 33 Minutes 40 Seconds East, along line of land Baehr a distance of 430.56 feet to a point or stake at right of way of the Baltimore & Ohio Railroad: thence South 78 Degree 50 Minutes 30 Seconds East along said Baltimore & Ohio right of way a distance of 59.47 feet to a point or stake at line of lands formerly of Martha Bessor Heirs, now Schnelle; thence South 01 Degree 33 Minutes 40 Seconds West along line of lands of Schnelle a distance of 411.81 feet to a point or stake on the North side of said 20 foot road or right of way; thence south 83 Degree 00 Minutes West along the north side of said 20 foot road right of way, a distance of 59.30 feet to a point or stake at line of Baehr, the place of beginning.

Containing 0.567 acre, per survey of O. Paul Galer, R.E. dated November 23, 1949.

TAX PARCEL # 61-125-0212.000

BEING KNOWN AS: 240 Besser Road a/k/a 240 Bessor Road, Fombell, PA 16123

**PARCEL NO.: 61-125-0212.000**

PLAINTIFF: U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association as Trustee for certificateholders of EMC Mortgage Loan Trust 2006-A, Mortgage Pass-Through Certificates, Series 2006-A  
VS

DEFENDANT: BARBARA V. HIGHHOUSE, JEFFREY S. MIKLAUCIC

SALE ADDRESS: 240 Besser Road a/k/a 240 Bessor Road Fombell, PA 16123

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**