

Sheriff Sale of Real Estate

SALE NO. 23

DEBT \$119,905.28

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11992-2013 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, July 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 with the buildings and improvements thereon erected lying and being situate in the Township of Brighton, County of Beaver and Commonwealth of Pennsylvania being all of Lot No. 184 and the westerly one-half of Lot No. 185 in the Dawson Ridge Farms Plan, Section 2, recorded in the Recorder's Office of Beaver County in Plan Book Volume 7, pages 86 and 87, also being know as Lot No. 4 in the Allison Plan of Lots recorded in the Recorder's Office of Beaver County in Plan Book Volume 8, page 36, bounded and described as follows, to-wit:

BEGINNING at a point in the Northerly line of Poplar Street, a 50 foot public street, at the dividing line between Lot No. 183 and 184 in the said plan which point is 385 feet along the said Northerly line from the center line of Neville Road; thence departing from said Northerly line and by said dividing line, and by the dividing line between Lots Nos. 182 and 184 in said plan, North 1 degrees 4 feet West, a distance of 150 feet to a point; thence North 88 degrees 56 feet East, a distance of 90 feet to a point; thence by the Easterly one-half of said Lot No. 185, South 1 degrees 4 feet East, 150 feet to a point on the Northerly line of Poplar Street, South 88 degrees 56 feet West, 90 feet to a point at the place of beginning. Together fronting 90 feet on Poplar Street and extending back the same width 150 feet.

UNDER AND SUBJECT to reservations, restrictions, rights of way, easements, exceptions, building lines, conditions and covenants as appear in prior instruments of record.

TAX PARCEL: 55-018-0100.000-01-1

BEING KNOWN AS: 10 Poplar Street, Beaver, PA 15009

PARCEL NO.: 55-018-0100.000-01-1

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: SHERRY L. FINK

SALE ADDRESS: 10 Poplar Street Beaver, PA 15009

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