

Sheriff Sale of Real Estate

SALE NO. 13

DEBT \$171,115.45

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10741-2014 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, January 5th, 2015

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.

Parcel Number 69-002-0302.001-01-1

Deed Reference Volume 840 Page 458

Beginning at a point formed by the intersection of the Southerly line of Ridge Avenue with the Westerly line of private lane said point being the Northeasterly corner of the tract herein conveyed; thence along the Westerly line of said private lane, South 42 degrees 46 minutes East, a distance of 107.18 feet to a point; thence continuing by the same, South 0 degrees 04 minutes East a distance of 134.38 feet to lands now or formerly of James S. Mitchell, thence South 68 degrees 09 minutes West, a distance of 137.88 feet to a point; thence North 34 inches 46 feet West a distance of 252.65 feet to a point on the Southerly line of Ridge Avenue; thence along the Southerly line of Ridge Avenue, North 72 degrees 56 minutes East, a distance of 188.54 feet to a point of the place of beginning Containing .94 acres.

Parcel Number 69-002-0302.002-01-1

Deed Reference Volume 899 Page 49

Beginning at a point on the Southerly line of Ridge Avenue, said point being on the dividing line between the tract of land herein conveyed and lands now or formerly of James S. Mitchell, et ux; thence along said dividing line, South 42 degrees 46 minutes East, distance of 206.27 feet to a point; thence continuing along line of lands now or formerly of James S. Mitchell, et ux, South 78 degrees 56 minutes West, a distance of 109.54 feet; thence continuing by same North 8 inches 04 feet West, a distance of 90.38 feet to a point; thence North 42 inches 46 feet West a distance of 49.36 to a point; thence North 72 inches 56 feet East, a distance of 15 feet to a point; thence North 42 inches 46 feet West, a distance of 57.82 feet to a point on the Southerly line of Ridge Avenue; thence along the southerly line of Ridge Avenue, North 72 degrees 56 minutes East, a distance of 37.40 feet a point, the place of beginning, containing 0.267 acres.

Parcel Number 69-002-0302.004

Deed Reference Deed Book Volume 840 page 457

Dated 5/29/1963 Recorded 8/5/1963

All that certain parcel of tract situate in the Township of New Sewickley, County of Beaver, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit

Beginning at a point in the center line of Rochester and Harmony Road at a point common to the lands herein conveyed and lands of James S. Mitchell, et ux; thence north thirty-four (34 degrees), forty-six (46) minutes west, two hundred thirty and ninety-nine hundredths (230.99) feet to a point on line of lands now of Suzanne C. Mitchell; thence along line of lands of Suzanne C. Mitchell north sixty-eight (68 degrees), nine (09) minutes east, on hundred thirty-seven and eighty-eight hundredths (137.88) feet to a point on the westerly line of a thirty (30) foot private lane leading from Rochester and Harmony Road to Ridge Avenue; thence along the westerly line of said private lane south eight (8 degrees) four (04) minutes east, two hundred nineteen and six teen hundredths (219.16) feet to a point in the center line of said Rochester and Harmony Road; thence along the center line of said road south forty-eight (48 degrees), four (04) minutes west, twenty-five and eighty-seven hundredths (25.97) feet to a point; thence, continuing by same, south forty-eight (48 degrees), forty-two (42) minutes west, a distance of ten and twenty-nine hundredths (10.29) feet to a point at the place of beginning containing four hundred forty-four thousandths (0.444) acres.

TAX PARCEL #69-002-0302.001/002/004

BEING KNOWN AS: 1243 Route 68, New Brighton PA 15066

PARCEL NO. : 69-002-0302.001/002/004

PLAINTIFF NATIONAL STAR MORTGAGE OF THE PURCHASE OF THE CHAMPION MORTGAGE COMPANY and place of sale. Payment

Must be in cash or certified check made payable to the Sheriff of Beaver County and the balance thereof,

DEFENDANT, SUZANNE C. CHAPMAN,
within thirty (30) days from the date of sale.

SALE ADDRESS: 1243 Route 68 New Brighton, PA 15066

PLAINTIFF ATTORNEY: Michael T. McKeever

Sheriff George J. David