

Sheriff Sale of Real Estate

SALE NO. 28

DEBT \$71,158.00

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11167-2014 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.

ALL THAT certain lot of land situate in the City of Aliquippa, Beaver County, Pennsylvania, being Lot No. 4 in Woodlawn Land Company's Second Partial Revision of Plan 6, a subdivision of real estate appearing of record in the Office of the Recorder of Deeds in and for said County of Beaver in Plat Book 4, Page 16. Said Lot No. 4 being bounded and described as follows"

BEGINNING on the Southeasterly line of Hall Street (formerly Laughlin Ave) at the line between Lots Nos. 3 and 4, as shown in the aforementioned plat of subdivision; thence by said line of Hall Street North 70 degrees 44 minutes 34 seconds East, a distance of 41.828 feet to a point; thence continuing by same Northeastwardly by line of arc having a radius of 300 feet a distance of 8.172 feet to line of Lot No. 5 in said subdivision; thence by said last mentioned line South 20 degrees 40 minutes 04 seconds East a distance of 199.208 feet to the Northerly line of an unnamed 10 feet alley in said subdivision; thence by said last mentioned line South 74 degrees 42 minutes 55 seconds West, a distance of 55.557 feet to lien of Lot No. 3 in said subdivision; thence by said last mentioned line North 19 degrees 15 minutes 26 seconds West, a distance of 195.174 feet to the Southeasterly line of Hall Street at the place of beginning.

UNDER AND SUBJECT to all covenants, conditions, restrictions and reservations appearing of record in prior deeds on chain of title affecting the title use or occupancy of the premises.

SUBJECT, also, to all covenants, conditions, restrictions and reservations set forth upon the face of the plat of subdivision appearing in Beaver County Plat Book 4, page 16, and in any instrument of writing referred to in said Plat of Subdivision.

PARCEL No. 08-023-0103-000

BEING the same premises which James L. Duncan and George L. Duncan, husband and wife, by Deed dated August 20, 2010 and recorded August 24, 2010 in the Beaver County Recorder of Deeds Office as Deed Instrument No. 3371001, granted and conveyed unto Norma I. Garcia, unmarried.

PARCEL NO.: 08-023-0103-000

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: Norma I. Garcia

SALE ADDRESS: 635 Hall Street Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Bradley J. Osborne, Esq.

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