

Sheriff Sale of Real Estate

SALE NO. 29

DEBT \$339,763.60

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11356-2014 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 or parcel of ground situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being known and designated as Lot # 112 in the Sweetbrier Plan of Lots #1 as recorded in the Recorder's Office of Beaver County Plan Book Volume 32, Page 279.

SUBJECT to prior grants reservations of coal, oil, gas, and mining rights of way, easements, restrictions and covenants as the same appear in prior instruments of record.

UNDER AND SUBJECT to exceptions, reservations, conditions, covenants, restrictions, easements, rights of way, etc., as contained in the recorded of chain of title, or as may be visible, or in place, on the premises, or as shown on the recorded plan.

PARCEL No. 65-058-0114-000

BEING the same premises which Maronda Homes, Inc., by Deed dated May 29, 2007 and recorded October 29, 2007 in the Beaver County Recorder of Deed Office as Deed Instrument No. 3310752, granted and conveyed unto Greg Busang, a married man.

PARCEL NO.: 65-058-0114-000

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: Greg Busang

SALE ADDRESS: 2017 Ivy Court 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