

Sheriff Sale of Real Estate

SALE NO. 11

DEBT \$106,317.17

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11377-2014 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, February 9th, 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 piece, parcel or lot of land situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, shown as Lot No. 2 in a Plan of survey attached hereto, and bounded and described as follows:

Beginning at an iron pin corner on the westerly right of way line of the Aliquippa - Monaca State Highway (Route No. 04019, Traffic Route No. 145) said iron pin being located South 33 degrees 46 minutes 30 seconds East along the westerly line of said highway, 200 feet from a point formed by the intersection of the westerly line of said highway with the dividing line between lands now or formerly of Ross I. Davis and lands now or formerly of A. Glenn Davis, and said point of beginning being also located 50 feet distant in a westerly direction from the most westerly corner of the Mt. Vernon Public School House, said point of beginning being the northeast corner of said Lot No. 2 on survey attached hereto; thence by the westerly right of way line of aforesaid highway, South 33 degrees 46 minutes 30 seconds East, 111.61 feet to a point; thence still continuing by the said line of said highway in a southwesterly direction by a curve to the right having a radius of 234.47 feet, for an arc distance of 105.68 feet to the dividing line between Lots Nos. 1 and 2 in said plan; thence by said dividing line, North 77 degrees 47 minutes West, 172.16 feet to a point on land now or formerly of Samuel E. Brewer; thence by said land now or formerly of Brewer, North 24 degrees 04 minutes 40 seconds East, 166.85 feet to the westerly said of State Highway, the place of beginning.

TAX PARCEL # 65-001-0507,001-01-1

BEING KNOWN AS: 629 Monaca Road, Aliquippa, PA 15001

PARCEL NO.: 65-001-0507,001-01-1

PLAINTIFF: GREEN TREE SERVICING LLC

VS

DEFENDANT: BRIAN K. WILSON

SALE ADDRESS: 629 Monaca Road Aliquippa, PA 15001

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