

Sheriff Sale of Real Estate

SALE NO. 13

DEBT \$50,919.44

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11559-2014 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, March 23rd, 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 being situate in the Sixth Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 42 and 10 feet of the Southern part of Lot No. 43, in the Darragh Plan of Lots recorded in the Recorder's Office of Beaver County in Deed Book Volume 86, Page 470, lying together and together bounded and described as follows to wit:

ON the South by other part of Lot No. 43, same Plan; on the East by Seventh Avenue; on the South by Lot No. 41, same Plan; on the West by Main Alley Said lot having a frontage of 40 feet on Seventh Avenue and extending back there from of equal width, 140 feet to Main Alley.

ALSO, all that certain parcel of land situate in the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being the Eastern half of Lot No. 52 in the Darragh Plan of Lots, which Plan is recorded in the office of the Recorder of Deeds of Beaver County in Deed Book Volume 88, Page 470.

BEING Tax Parcel Numbers: 06-004-0301-000 and 06-004-0321-000.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way as recorded in prior instruments of record.

BEING KNOWN AS: 2003 7th Avenue, Beaver Falls, PA 15010

PARCEL NO.: 06-004-0301-000 and 06-004-0321-000

PLAINTIFF: GREEN TREE SERVICING LLC

VS

DEFENDANT: LOU ANN GRALA

SALE ADDRESS: 2003 7th Avenue Beaver Falls, PA 15010

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