

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$95,361.25

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10069 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, May 18th, 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 those certain parcels or lots of land lying and being situate in the Borough of College Hill, now City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lots Numbered one hundred forty-two (142) and one hundred forty-three (143) in the College Plan of Lots as laid out by the Trustees of the Harmony Society in said City, said lots lying together and together bounded and described as follows, to wit:

ON the North by Twenty-ninth Street, on the East by Fifth Avenue, on the South by Lot Numbered One Hundred forty-one (141) in same plan, and on the West by Plum Alley, Lot Numbered One Hundred forty-two (142) having a front of Fifty (50) feet on said Fifth Avenue and extending back There from preserving the same with throughout One Hundred Forty (140) Feet to Plum Alley aforesaid. Lot Numbered One Hundred forty-three (143) being thirty-five and sixth tenths (35.6) feet Wide on said Fifth Avenue and forty-four and thirty-seven hundredths (44.37) feet wide on Plum Alley.

PREMISES BEING: 2839 Fifth Avenue, Beaver Falls, PA 15010

PARCEL # 07-002-1010.000/07-002-1009.000

BEING the same premises which John R. Shearer, Jr. and Janis A. Shearer, husband and wife, by Deed dated October 9, 2000 and recorded October 11, 2000 in the Office of the Recorder of Deeds in and for Beaver County in Instrument#:3266078 granted and conveyed unto John R. Shearer, Jr. and Janis A. Shearer, husband and wife. John R. Shearer, Jr. has departed this life on 06/17/2013.

PARCEL NO.: 07-002-1010.000/07-002-1009.000

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE RESIDENTIAL ACCREDIT LAONS INC
ETAL OCWEN LOAN SERVICING LLC ETAL

VS

DEFENDANT: Janis A. Shearer

SALE ADDRESS: 2839 FIFTH AVENUE Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Andrew J. Marley, 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