

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$149,537.56

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11790 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 09:00 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 piece of ground known as Lot No. 45 in the Chalam Woods Revised Plan No. 2 of Lots situate in Hopewell Township, Beaver County, Pennsylvania, recorded in Plan Book Volume 11, Page 66.

Under and subject to reservations, restrictions, easements, rights of way and other matters as contained in prior instruments of record.

Also, all that certain piece, parcel or lot of land lying and being situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being Lot 46A upon the Plan of Subdivision known as Hampton Court-Revision Number 1 of the Chatam Woods Plan Number 2 as said Plan of Subdivision appears of record in Plan Book Volume 23, Page 63.

Said Lot 46A to be added to and become an integral part of Lot 45 of the Chatam Woods Plan Number 2.

TITLE TO SAID PREMISES IS VESTED IN Shirley Dean, single, by Deed from Douglas L. Kaleugher and Diane M. Kaleugher, his wife, dated 08/15/1994, recorded 09/08/1994 in Book 1612, Page 876.

Tax Parcel: 65-030-0139.000

Premises Being: 6309 Hampton Court, Aliquippa, PA 15001-4805

PARCEL NO.: 65-030-0139.000

PLAINTIFF: SUNTRUST MORTGAGE INC

VS

DEFENDANT: DEAN SHIRLEY

SALE ADDRESS: 6309 Hampton Court Aliquippa, PA 15001-4805

PLAINTIFF ATTORNEY: KENYA BATES

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