

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$101,865.20

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11612 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 parcel of land situate in the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, being known and designated as Lot No. 24 in the Meadows Plan of Lots, said Plan being of Record in the Office of the Recorder of Deeds of Beaver County in Plat Book Volume 7, Pages 28 and 29 being more particularly bounded and described as follows:

BEGINNING at a point of intersection of the dividing line between Lots Nos. 24 and 25 with the Eastern line of Rhode Island Street; thence along the said dividing line between Lots Nos. 24 and 25, North 78° 59' East, 125 feet to a point on the Eastern line of Lot No. 24; thence along the said Eastern line of Lot No. 24, South 11° 1' East, 60 feet to a point on the dividing line between Lots Nos. 23 and 24, South 78° 59' West, 125 feet to a point on the Eastern line of Rhode Island Street; thence along the said Eastern line of Rhode Island Street, North 11° 1' West, 60 feet to a point on the dividing line between Lots Nos. 24 and 25, being the point of BEGINNING.

BEING THE SAME PREMISES which James M. Katariski, an unmarried man, by Deed dated July 29, 2005 and recorded August 19, 2005 in the Office of the Recorder of Deeds in and for Beaver County in Instrument No. 3248206, granted and conveyed unto Teresa L. Bailes, an unmarried woman and Sandra L. Holcomb, an unmarried woman.

Sandra L. Holcomb departed this life on May 6, 2011.

BEING KNOWN AS: 1940 Rhode Island Avenue, Aliquippa, PA 15001

PARCEL #65-013-0505.000

PARCEL NO.: 65-013-0505.000

PLAINTIFF: BANK OF NEW YORK MELLON TRUST COMPANY NA AS TRUSTEE CWABS ASSET BACKED CERTIFICATES TRUST 2005-13

VS

DEFENDANT: TERESA L. BAILES, ETAL, CHARLES A.J. HALPIN, III ESQUIRE PERSONAL REPRESENTATIVE, SANDRA L. HOLCOMB,

SALE ADDRESS: 1940 Rhode Island Avenue Aliquippa, PA 15001

PLAINTIFF ATTORNEY: GREGORY JAVARDIAN, 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