

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$103,990.56

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11925 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 piece, parcel or tract of land situate in the Township of Raccoon, County of Beaver, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of the improved public road leading from Route 18 to Green Garden and Aliquippa, where said center line is intersected by the dividing line between land now or formerly of Howard H. Calhoun and land now or formerly of Mike Druzak and Mary Druzak; thence along said line, North 52° 50' East, 1015.29 feet to a point; thence North 84°35' West, 130.5 feet to a point; thence along line of land now or formerly of Mike Druzak and Mary Druzak, South 52° 50' West, a distance of 956.9 feet to a point in the center line of the public road aforesaid; thence along the center line of said road, South 60° 10' East, 95.9 feet to the point, at the place of beginning. Containing two (2) acres, more or less as surveyed by C. S. Christy and W. Cain, January 4, 1947.

HAVING erected thereon a dwelling known and numbered as 133 Calhoun Road, Aliquippa, PA 15001.

BEING designated as Tax Parcel No. 75-192-0140.002 in the Office of Deed Registry in Beaver County, Pennsylvania.

BEING the same premises which Theodore Pudik, Frances Pudik and Thomas R. Pudik, by Deed dated August 15, 2002, and recorded September 13, 2002, in the Office of the Recorder of Deeds in and for the County of Beaver, Deed Book 3139894, Page(s) 1 of 5, granted and conveyed unto Theodore Pudik and Frances Pudik, husband and wife, in fee. Frances Pudik died on December 29, 2010 and her interest in the property passed to her husband, Theodore Pudik by operation of law. Theodore Pudik passed away October 30, 2011.

PARCEL NO.: 75-192-0140.002

PLAINTIFF: THE HUNTINGTON NATIONAL BANK, s/b/m/t Sky Bank

VS

DEFENDANT: THOMAS R. PUDIK, UNKNOWN HEIRS SUCCESSORS UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS

SALE ADDRESS: 133 CALHOUN ROAD Aliquippa, PA 15001

PLAINTIFF ATTORNEY: KERI P. EBECK, 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