

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$53,568.93

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10260 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 lots of: land situate in the Fifth Ward of the Borough of New Brighton, County of Beaver and Commonwealth of Pennsylvania, being Lots Numbered Forty-four (44), Forty-five (45), Forty-six (46) and Forty-seven (47) in the Zoe S. Parris Plan, as recorded in the Recorder's Office of Beaver County Plan Book Volume 1, page 65.

AS TO LOT NOS. 44, 45, 46 - BEING THE same premises conveyed to DONALD W. LIBERTY AND SANDRA A. LIBERTY, HUSBAND AND WIFE by deed from VIRGINIA F. WOOLEY, WIDOW, dated JULY 31, 1970 and recorded in the Recorder's Office of Beaver County in Deed Book Volume 965, page 547; AS TO LOT NO. 47 - BEING THE same premises conveyed to DONALD W. LIBERTY AND SANDRA A. LIBERTY, HUSBAND AND WIFE by deed from JAMES V. DWYER, JR. SINGLE dated April 18, 1977 and recorded in the Recorder's Office of Beaver County in Deed Book Volume 1075, page 750.

Map and Parcel ID: 43-002-0313.000

BEING KNOWN AS: 770 19th Avenue, New Brighton, Pennsylvania 15066.

Title is vested in EDWARD P. KOSANOVICH AND JOELLA KOSANOVICH by deed from DONALD W. LIBERTY AND SANDRA A. LIBERTY, HUSBAND AND WIFE dated September 3, 1998 and recorded September 4, 1998 in Instrument Number 3009514. The said Edward P. Kosanovich died on May 5, 2012 thereby vesting title in Joella Kosanovich by operation of law.

PARCEL NO.: 43-002-0313.000

PLAINTIFF: BANK OF AMERICA NA

VS

DEFENDANT: JOELLA KOSANOVICH

SALE ADDRESS: 770 19th Avenue New Brighton, PA 15066

PLAINTIFF ATTORNEY: Terrence J. McCabe, 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