

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$80,420.71

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11569 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 situate in the City of Aliquippa, County of Beaver, Commonwealth of Pennsylvania being Lot No. 43 in Woodlawn Land Company's Plan of Lots known as North Davidson Plan of Lots recorded in the Recorder's Office of Beaver county in Plan Book Volume 4, pages 74 and 75.

SUBJECT to coal and mining rights, easements, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

Under and Subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

TITLE TO SAID PREMISES IS VESTED IN Paul L. Stewart, by Deed from Valjean McCracken, dated 01/29/2009, recorded 02/03/2009 in Instrument Number 3338237.

The said PAUL L. STEWART A/K/A PAUL STEWART died on 12/02/2013, and upon information and belief, his surviving heir is PAUL L. STEWART, JR.

Tax Parcel: 08-039-0406.000

Premises Being: 613 Burton Street, Aliquippa, PA 15001-3005

PARCEL NO.: 08-039-0406.000

PLAINTIFF: CITIMORTGAGE INC

VS

DEFENDANT: PAUL L. STEWART JR., ETAL HEIR OF PAUL L. STEWART A/K/A DECEASED PAUL STEWART

UNKNOWN HEIRS SUCCESSORS

SALE ADDRESS: 613 BURTON STREET Aliquippa, PA 15001-3005

PLAINTIFF ATTORNEY: KENYA BATES, 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