

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$108,088.82

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11238 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 FOURTH WARD OF THE BOROUGH OF AMBRIDGE, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING THE WESTERLY ONE-HALF OF LOT NO. 24 AND THE EASTERLY ONE-HALF OF LOT NO. 25, BLOCK NO. 7, IN THE 'VILLAGE PLAN' AS LAID OUT BY THE FORT PITT IMPROVEMENT COMPANY AND RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 1, PAGE 241, SAID LOTS BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF WAGNER AVENUE, THE SAID POINT BEING DISTANT 12.50 FEET, WESTERLY FROM THE DIVIDING LINE COMMON TO LOTS NOS. 23 AND 24, SAID BLOCK; THENCE, WESTWARDLY ALONG THE NORTHERLY LINE OF WAGNER AVENUE, A DISTANCE OF 25 FEET TO A POINT, SAID POINT BEING DISTANT 12.50 FEET EASTWARDLY FROM THE DIVIDING LINE COMMON TO LOTS NOS. 25 AND 26, SAID BLOCK, THENCE, NORTHWARDLY ON A LINE PARALLEL WITH THE DIVIDING LINE 121.61 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF LOT NO. 9, IN SAID BLOCK; THENCE EASTWARD LY ALONG THE SOUTHERLY LINE OF SAID LOT NO. 9 AND THE SOUTHERLY LINE OF LOT NO. 8, A DISTANCE OF 25 FEET TO A POINT, THE SAID POINT BEING DISTANT 12.50 FEET WESTWARDLY FROM THE DIVIDING LINE COMMON TO LOTS NOS. 23 AND 24, SAID BLOCK; THENCE, SOUTHWARDLY ON A LINE PARALLEL WITH SAID DIVIDING LINE, A DISTANCE OF 121.71 FEET, MORE OR LESS, TO THE NORTHERLY SIDE OF WAGNER AVENUE, THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Casey Hardin, by Deed from Vernon R. Nola Jr. & Stephanie L. Nola, h/w, and Donald W. Broman & Deborah A. Broman, h/w, dated 09/11/2007, recorded 09/13/2007 in Deed Instrument 3307646.

Tax Parcel: 12-001-1118-000

Premises Being: 281 Wagner Avenue, Ambridge, PA 15003-2265

PARCEL NO.: 12-001-1118-000

PLAINTIFF: CHRISTIANA TRUST DIVISION OF WILMINGTON SAVINGS FUND SOCIETY FSB

VS

DEFENDANT: CASEY HARDIN

SALE ADDRESS: 281 WAGNER AVENUE AMBRIDGE, PA 15003-2265

PLAINTIFF ATTORNEY: Michael Dingerdissen, 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