

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$62,488.55

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11643 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 or lot of land situate in the Borough of Monaca, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 36 in the Strohecker Plan of Lots in said Borough, as recorded in Plan Book Volume 86, Page 346, and bounded and described as follows:

ON the North by Hickory Alley; on the East by Lot No. 35, same Plan; on the South by Washington Avenue; and on the West by Lot No. 37, same Plan. Said Lot having a frontage on Washington Avenue of 50 feet and extending back therefrom of uniform width 100 feet to the alley aforesaid.

BEING the same premises granted and conveyed unto Richard C. Nicol, Jr., a single man, by deed of Frances C. Davison and Robert L. Davison, her husband, and Joyce M. Maier and Paul A. Maier, her husband, said deed being dated September 27, 1991, and recorded in the Recorder's Office of Beaver County, Pennsylvania in Deed Book Volume 1456, Page 690. Jennifer M. Nicol joins in this transaction to convey all her right, title and interest, if any, as the spouse of Richard C. Nicol, Jr., to the grantees above named.

HAVXNG erected thereon a dwelling known and designated as 1235 Washington Avenue, Monaca, Pennsylvania 15061.

Title is vested in PAUL BOCH and ELSIE BOCH husband and wife by deed from RICHARD C. NICOL JR. AND JENNIFER M. NICOL, HUSBAND AND WIFE dated November 3, 1997 and recorded November 5, 1997 in Deed Book 1794, Page 2:6

Map and Parcel ID: 35-002-0521.000

BEING KNOWN AS: 1235 Washington Avenue, Monaca, Pennsylvania 15061.

PARCEL NO.: 35-002-0521.000

PLAINTIFF: HSBC BANK USA NA

VS

DEFENDANT: ELSIE BOCH, ETAL, PAUL BOCH, ETAL

SALE ADDRESS: 1235 WASHINGTON AVENUE MONACA, PA 15061

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