

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$208,417.21

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013 -11491 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 lot of land situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania, and being Lot No.72 in the Woodhaven Estates Plan No.1, as the same appears of record in the Recorder's Office of Beaver County, Pennsylvania, In Plan Book Volume 11, Page 35, more particularly bounded and described as follows, to wit:

Beginning at a point on the Easterly line of Cardiff Drive as established by Woodhaven Estates Plan No. I, at a point where said line of Cardiff Drive is intersected by the dividing line between Lot No. 72 and Lot No. 73, same plan; thence along said last mentioned dividing line North 75°03' 24" East, 257.95 feet to a point; thence along other land of the Grantors herein, South 01°15' West, 257.95 feet to a point; thence along the dividing line between Lot No. 72 and Lot No. 71, same plan; North 60° 34' 49" West, 248.04 feet to a point on the Southerly line of a cul-de-sac at Cardiff Drive; thence by the Easterly line of said cul-de-sac an arc distance of 100 feet to a point at the place of beginning. Said Lot No.72 containing 0.889 acres as shown in said Plan of lots.

Title is vested in CARL J. STEUER and MARTHA STEUER, his wife by deed from STANLEY BROBECK AND JANE BROBECK, HIS WIFE AND SAMUEL MILANOVICH AND VEDA MILANOVICH, HIS WIFE AND MARTHA L. JOHNS, WIDOW dated March 24, 1968 and recorded April 18, 1968 in Deed Book 935, Page 600. The said Martha Steuer died on December 11, 2012 thereby vesting title in Linda Barleycorn, Co-Administratrix of the Estate of Martha Steuer, Deceased Mortgagor and Real Owner, Karl L. Steuer, Co-Administrator of the Estate of Martha Steuer, Deceased Mortgagor and Real Owner, and Luann Taddeo, Co-Administratrix of the Estate of Martha Steuer, Deceased Mortgagor and Real Owner by operation of law.

Map and Parcel ID: 56-035-0414.000

BEING KNOWN AS: 137 Cardiff Drive, Aliquippa, Pennsylvania 15001.

PARCEL NO.: 56-035-0414.000

PLAINTIFF: ONE WEST BANK FSB

VS

DEFENDANT: KARL L. STEUER, ETAL SURVIVING HEIR, MARTHA STEUER, ETAL DECEASED, LINDA BARLEYCORN, ETAL CO ADMINISTRATRIX,

SALE ADDRESS: 137 Cardiff Drive Aliquippa, PA 15001

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