

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$83,957.35

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11852 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, July 13th, 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 PROPERTY situated in the township of Brighton in the county of Beaver and Commonwealth of Pennsylvania, being described as follows: Lot #256 Dawson Ridge farms sect #2 PBV 7, pages 86 & 87. Being more fully described in a deed dated 05/27/1982 and recorded 06/10/1982, among the land records of the county and state set forth above, in deed volume 1183 and page 33.

ADDRESS : 140 Walnut street; Brighton, PA 15009 1038

tax map or parcel ID no.: 55-018-0916- 000

TITLE TO SAID PREMISES IS VESTED IN Gregory J. Topper, single man, by Deed from Ota B. Carmody, widow, dated 10/04/2013, recorded 01/03/2014 in Instrument Number 3462477.

Tax Parcel: 55-018-0916.000

Premises Being: 140 Walnut Street, Beaver, PA 15009-1038

PARCEL NO.: 55-018-0916.000

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA INC

VS

DEFENDANT: Gregory J. Topper, Ota B. Carmody

SALE ADDRESS: 140 Walnut Street Beaver, PA 15009-1038

PLAINTIFF ATTORNEY: Phelan Hallinan Diamond & Jones, LLP

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