

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$70,778.05

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-11477 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 piece or parcel of land situate in the Township of Daugherty, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to Wit:

Beginning at a point, the Northwestern corner of the tract of land herein described; thence by lands now or formerly of Francis Wallace, South 89 degrees, 18 minutes E, 241 feet to a point; thence by lands now or formerly of F.S. McClelland, South 10 degrees 30; W, 267.30 feet to a point ; thence by same lands, south 58 degrees W, 177.38 feet to a point; thence by the same lands and the center line of a former public road, North 62 degrees 45 minutes West, 52 feet to a point; thence by other lands now or formerly of Elizabeth Jane Young and crossing a public Highway known as legislative Route 04117, North 45 feet East, 336, feet to the place of beginning.

Under and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments

TITLE TO SAID PREMISES IS VESTED IN Cory McBride, a married man, by Deed from Thomas D. McBride and Ilene A. McBride, h/w, dated 06/01/2005, recorded 08/10/2005 in Instrument Number 3241783.

Tax Parcel: 59-143-0170-000

Premises Being: 4256 Marion Hill Road, New Brighton, PA 15066-9703

PARCEL NO.: 59-143-0170-000

PLAINTIFF: PHH MORTGAGE CORPORATION F/K/A PHH MORTGAGE SERVICES ETAL
VS

DEFENDANT: Cory McBride

SALE ADDRESS: 4256 MARION HILL ROAD New Brighton, PA 15066-9703

PLAINTIFF ATTORNEY: Allison F. Zuckerman, 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