

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$63,789.90

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014- 11287 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 lot or piece of ground situate in the Township of Chippewa, County of Beaver, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the westerly line of lands nor or formerly of Edward Charski, which said beginning point is in the center line of a 18 foot private right-of-way, known as Krepps Lane, hereinafter described, and which beginning point is south 40° 54' west, a distance of 260 feet along the said center line from its intersection with the center line of the Beaver Falls-Darlington Road; thence from then said point of beginning, departing from said center line of the said right-of-way, south 49° 6' east, a distance of 108.9 feet to a point at lands formerly of Sam Hoffman; thence by the said lands, south 40° 54' west, a distance of 108 feet to a point; thence by lands formerly of Hazel Lentz, north 49° 6' west, 108.9 feet to a point on the aforesaid center line; thence by the said center line north 40° 54' east, 108 feet to a point, at the place of beginning.

Subject to south of 1/2 16 foot right-of-way as a driveway along the northerly line of lands herein described as established in DBV 452, pg: 333, and the proportionate share of maintenance as provided in DBV 525, pg. 243.

Also subject to an 8 foot right-of-way as a driveway along the easterly line of lands herein conveyed as established in DBV 525, pg.243.

Together with the right to use the 16 foot right-of-way as a driveway as established in DBV 354, pg.333, and DBV 525, pg.243, and the 8 foot right-of-way as a driveway as established in DBV 525, pg.243.

BEING THE SAME PREMISES which John H. Jordan and Marianne F. Jordan, Husband and Wife, by Deed dated 10/11/2002 and recorded 11/27/2002 in the Office of the Recorder of Deeds in and for Beaver County in Deed Instrument No. 3147382 granted and conveyed unto Lillian A. Stutzman and Robert L. Gumpf, Deceased.

BEING KNOWN AS: 111 Krepps Lane, Beaver Falls, PA 15010

PARCEL #57-004-0327.000

PARCEL NO.: 57-004-0327.000

PLAINTIFF: CITIMORTGAGE INC SUCCESSOR BY ABN AMRO MORTGAGE GROUP INC

VS

DEFENDANT: LILLIAN A. STUTZMAN, ETAL, CHARLES A.J. HALPIN III, ETAL ADMINISTRATOR OF ESTATE, ROBERT L. GUMPF, DECEASED

SALE ADDRESS: 111 Krepps Lane Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: JILL MANUEL-COUGHLIN, 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