

Sheriff Sale of Real Estate

SALE NO. 13

DEBT \$51,929.99

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10788 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Tuesday, October 13th, 2015

AT 10:00 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 HOPEWELL, County of BEAVER and COMMONWEALTH OF PENNSYLVANIA, bounded and described as follows:

BEGINNING at a point at an iron pin on the westerly side of a 33 foot public road, known as PA State Highway route 145, at the dividing line between the tract herein described and land of A. Glen Davis; thence along line of land of A. Glen Davis, South 48 degrees 22 minutes 54 seconds west, a distance of 125.25 feet; to a point; thence North 83 degrees 34 minutes 25 seconds West, a distance of 179.72 feet to a point; thence still by line of land of A. Glen Davis, South 56 degrees 41 minutes 11 seconds West for a distance of 247.59 feet to a point; thence by same, South 54 degrees 1 minutes 33 seconds West, for a distance of 191.0 feet, more or less, to the easterly line of a private road 33 feet wide; thence along the Easterly line of said private road, South 43 degrees 45 minutes 36 seconds East for a distance of 125.13 feet to a point; thence by same South 34 degrees 50 minutes east for a distance of 258.0 feet to a point; thence North 35 degrees 34 minutes 50 seconds East for a distance of 510.0 feet, more or less, to an extension of the Southeasterly line of the tract conveyed by Ross I. Davis, in his lifetime, to Samuel E. Brewer and Monna G. Brewer, his wife; thence South 25 degrees 40 minutes East for a distance of 20.0 feet, more or less, to a locust tree at the western corner of the Brewer lot; thence by said lot, now or formerly of Samuel E. Brewer, et ux.; North 30 degrees 28 minutes 25 seconds East for a distance of 198.21 feet to a point; thence by same South 78 degrees 46 minutes 30 seconds East for a distance of 15.41 feet to a point on the westerly side of the 33 foot public road, known as Pa State Highway Route No. 145 aforesaid; thence along the westerly side of State Highway Route, North 33 degrees 45 minutes 30 seconds West for a distance of 50.0 feet to the iron pin, at the place of beginning.

ALSO ALL THAT certain other parcel of land situate in Hopewell Township, Count and State aforesaid, being parcel 2 in the above recited deed, bounded and described as follows: BEGINNING on the westerly side of a private road 33 feet in width, at the line dividing the tract herein described and land now or formerly of the United States Housing Authority; thence by land of the United States Housing Authority, the following three courses and distances: 1) South 65 degrees 10 minutes West for a distance of 67.0 feet to a point; thence 2) South 34 degrees 50 minutes East for a distance of 100.0 feet to a point; thence 3) North 55 degrees 10 minutes East for a distance of 67.0 feet to the westerly line of the private road aforesaid; thence along the westerly line of said private road, North 34 degrees 50 minutes West, for a distance of 100.0 feet to the point, the place of beginning. The aforesaid tract of land, consisting of 3.251 acres, conveyed to William Anderson, Jr., by Anthony J. Furka, United States Marshall for the western District of PA by deed dated 04/21/67, and recorded 04/25/67 in deed book volume 918, page 266.

EXCEPTING therefrom the following described tract or parcel of land conveyed by William Anderson Jr and Gertrude Anderson, his wife, by deed dated 11/23/71, to George S. Thompson and Mary Jane Thompson, his wife, and recorded 11/26/71, in ROD of Beaver County in Deed Book Volume 984, page 270.

BEGINNING at a point formed by the intersection of the East line of Glen street and the northern line of an 8 foot alley; thence from said starting point N. 23 degrees 06 minutes 37 seconds W., for a distance of 100.82 feet to a point in said Eastern line of Glen Street; thence along the South line of an existing 10 foot private drive, N. 11 degrees 47 minutes 34 seconds E., for a distance of 34.44 minutes feet to a point; thence continuing along said second line, N.32 degrees 56 minutes 11 seconds E." for a distance of 35.55 feet to a point; thence from said point, N. 57 degrees 15 minutes 01 seconds E., for a distance of 234.80 feet to a point; thence S. 2 degrees 53 minutes 59 seconds E., along the western line of said private drive a distance of 88.24 feet (center line of said private drive) to the North line of said 8 foot alley; thence S. 44 degrees 21 minutes 21 seconds W., along said north line of said a foot alley; for a distance of 271.53 feet to a point, the place of beginning. IDENTIFIED as Tax/Parcel ID #: 65-001-0509-000-01-1 in the Deed Registry Office of BEAVER County, PENNSYLVANIA.

TAX PARCEL # 65-001-0509.000-01-1

BEING KNOWN AS: 635 Monaca Road, Aliquippa, PA 15001

PARCEL NO.: 65-001-0509.000-01-1

PLAINTIFF: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP., HOME EQUITY LOAN TRUST, SERIES 2005 HE4, ASSET BACKED PASS THROUGH CERTIFICATES

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,

DEFENDANT (S) Healy, et al, et ux, et admors, PATRIX OF THE ESTATE OF GERTRUDE ANDERSON

SALE ADDRESS: 635 Monaca Road Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Michael T. McKeever

Sheriff George J. David