

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$153,906.23

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11520 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, August 17th, 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 lying and being situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 6 in the Chapel Valley Plan of Lots No. 3, or record in the Recorder's Office of Beaver County in Plan Book Volume 10, 173, bounded and described as follows, to-wit:

Beginning at a point on the westerly side of Princeton Drive at the dividing line between Lots No. 6 and 7 in said plan; thence along said dividing line North 54 degrees 23 minutes West, 124.40 feet to a point; thence along the westerly line of Lot No. 6, South 35 degrees 37 minutes West, 172.57 feet to a point on the dividing line between Lots Nos. 5 and 6 in said plan; thence along said dividing line, South 86 degrees 33 minutes East, 174.15 feet to a point on the westerly line of Princeton Drive; thence by the westerly line of Princeton Drive, by a curve to the right having a radius of 150 feet, an arc distance of 84.21 feet to a point at the place of beginning.

Under and subject to a 40 foot building line as shown on said Plan, and further being Under and Subject to protective covenants and restrictions of the Chapel Valley Plan of Lots No. 3, dated February 8, 1974, and recorded on March 25, 1974, in Deed Book Volume 1018, page 811.

TITLE TO SAID PREMISES IS VESTED IN Malvis Alexander & Brenda M. Alexander, by Deed from Alfred C. Faber Sr., widower, dated 11/20/1981, recorded 11/30/1981 in Deed Book 1173, page 722.

By virtue of the death of Brenda M. Alexander on or about 07/13/1995, Malvis Alexander became the sole owner of the premises as the surviving tenant by the entireties. The said Malvis Alexander departed this life on or about 10/15/2012, and upon information and belief, his surviving heirs are Malvis Alexander Jr., Todd Alexander, Clinton Louis Alexander, Betty Jean Alexander, and Stacey Evonne Alexander.

By executed waiver, Betty Jean Alexander waived her right to be named as a defendant in the foreclosure action.

Tax Parcel: 56-021-1306.000

Premises Being: 206 Princeton Drive, Aliquippa, PA 15001-1541

PARCEL NO.: 56-021-1306.000

PLAINTIFF: HSBC BANK USA NA INDENTURE TRUSTEE RENAISSANCE HOME EQUITY LOAN TRUST 2007-2 VS

DEFENDANT: Malvis Alexander, ETAL Deceased, Malvis Alexander, Jr. ETAL His Capacity As Heir, Todd Alexander ETAL His Capacity As Heir

SALE ADDRESS: 206 PRINCETON DRIVE Aliquippa, PA 15001-1541

PLAINTIFF ATTORNEY: KENYA BATES, 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