

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$62,561.92

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10252 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 Daugherty, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the dividing line between lands of Rusch W. Ketterer, et ux., and lands of Oakley Ketterer, et ux., said point being South 1 degree 07 minutes West, a distance of 350 feet from the intersection of said dividing line with the center line of State Legislative Route 04081, commonly known as Tulip Drive; thence from said point of beginning by the dividing line between lands herein conveyed and lands of Oakley F. Ketterer, et ux., South 1 degree 07 minutes West, a distance of 1330 feet to a point in the center line of Township Road 567 known as Helbling Road; thence by the center line of said Township Road, North 88 degrees 43 minutes West, a distance of 305 feet to a point formed by the intersection of the center line of said Township Road with the dividing line between lands herein conveyed and lands now or formerly of Andrew D. Ketterer, et ux., thence by said dividing line, North 1 degree 07 minutes East, a distance of 1230 feet to a point; thence by line dividing lands herein conveyed and other lands of Rusch W. Ketterer, et ux., South 88 degrees 25 minutes East, a distance of 120 feet to a point; thence by the same, North 1 degree 07 minutes East, a distance of 100 feet to a point; thence by the same, South 88 degrees 25 minutes East, a distance of 185 feet to a point, the place of beginning.

UNDER AND SUBJECT to a 65 foot building line as measured from the center line of Helbling Road.

EXCEPTING AND RESERVING therefrom a strip of land 25 feet in width North of the center line of Helbling Road, being Township Road 567, and parallel thereto, which strip of land is hereby dedicated to the public as and for public streets or highways or other public uses.

IT is intended hereby to dedicate to public use such lands as necessary to extend the width of the northerly half of Helbling Road, being Township Road, 567 to a width of 25 feet.

ALSO, ALL that certain parcel of land situate in Daugherty Township, Butler County, Pennsylvania, being a ten-sided parcel of land, containing 0.238 acres and designated Parcel D in the Jack A. Ringeisen print recorded in Plan Book 14, page 66 and bounded and described as follows:

BEGINNING at an iron pin on the line dividing land hereby conveyed from other land deeded by parties of the first part to Andrew D. Ketterer and Betty Ketterer, his wife, said beginning point being South 01 degree 07 minutes West, 389.90 feet, more or less, from the southerly line of Tulip Drive in said Township; thence South 01 degree 07 minutes West, 20.43 feet to a point; thence South 88 degrees 25 minutes East, 120 feet to a point; thence North 01 degree 07 minutes East, 100 feet to a point; thence South 88 degrees 25 minutes East, 185 feet to a point; thence North 01 degree 07 minutes East, 21.98 feet to a point; thence North 88 degrees 25 minutes West, 244.73 feet to a point; thence South 15 degrees 07 minutes East, 12.53 feet to a point; thence South 88 degrees 25 minutes East, 6.01 feet to a point; thence South 16 degrees 50 minutes 10 seconds East, 94.38 feet to an iron pin; at the place of beginning.

TOGETHER with all of the right, title and interest, of the Grantors to the privileges of the use of the Right of Way shown in Plan Book 14, page 66, as used by Grantors over the course of many years, and as presently further established by the Right of Way Agreement among Donald H. Ketterer, single man, Gerald D. Ketterer, et ux., Rusch W. Ketterer, et ux., and G. William Moser, et ux., dated April 5, 1979, and recorded in Deed Book Volume 1125, page 381.

TITLE TO SAID PREMISES IS VESTED IN Scott Alan Teets, by Deed from Teresa Renee Fuller, n/k/a Teresa Renee Teets, dated 02/05/1998, recorded 02/17/1998 in Book 1807, Page 897.

Tax Parcel: 59-134-0210.001

Premises Being: 631 Tulip Drive, New Brighton, PA 15066-3675

PARCEL NO.: 59-134-0210.001

PLAINTIFF: HSBC BANK USA NATIONAL ASSOCIATION

VS

DEFENDANT: Scott Alan Teets

SALE ADDRESS: 631 TULIP DRIVE NEW BRIGHTON, PA 15066-3675

PLAINTIFF ATTORNEY: John Michael Kolesnik, 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