

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$60,933.30

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11897 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**

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**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.**

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ALL THAT CERTAIN piece or parcel of land situate in Economy Borough, Beaver County, Pennsylvania, being Lots Nos. 24 and 25 in the Stewart Heirs Plan of Lots, as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 6, Pages 150 and 151.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 121 RIDGE AVENUE FREEDOM, PA 15042

PARCEL: 60-007-0101.000

BEING THE SAME PREMISES WHICH Richard A. Harrison d/b/a Harrison Enterprises, LLC, et al, by Deed dated 06/15/10 and recorded 07/08/10 in Beaver County Instrument No. 3368353, granted and conveyed unto Daniel L. Branchen.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

TO BE SOLD AS THE PROPERTY OF DANIEL L. BRANCHEN ON JUDGMENT NO. 2014-11897

**PARCEL NO.: 60-007-0101.000**

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE PENNSYLVANIA HOUSING FINANCE AGENCY  
VS

DEFENDANT: DANIEL L. BRANCHEN

SALE ADDRESS: 121 RIDGE AVENUE Freedom, PA 15042

PLAINTIFF ATTORNEY: Leon P. Haller, Esq.

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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**