

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$74,594.13

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10473 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 lot or piece of ground situate in the borough of Ohioville, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a stake at the northeast corner of the tract herein conveyed on the southerly line of a public street or lane known as center drive, said point being also the northwest corner of a tract of land heretofore conveyed by Mark M. Templeton, et ux. to Jack Pires, et ux; thence along the southerly line of said center drive, south 49° 57' west, a distance of 329.00 feet to a stake; thence along line of lands now or formerly to Tillman, south 7° 57' east, a distance of 273.14 feet to a stake; thence north 49° 57' east, a distance of 329.00 feet to a stake; thence along the line of lands now or formerly of Jack Pires, et ux., north 7° 57' west, a distance of 273.14 feet to a stake at the place of beginning.

Excepting and reserving therefrom and there out the following two parcels of land situate in Ohioville borough.

FIRST: beginning at a point at the southwest corner of the tract herein conveyed and on the southerly line of a public street or lane known as center drive; thence along the southerly line of said center drive, north 49° 57' east, a distance of 50.00 feet to a point; thence along other land now or formerly of Lawrence Robinson, et ux, south 7° 57' east, a distance of 273.14 feet to a point; thence along land now or formerly of Mark Templeton, south 49° 57' west, a distance of 50.00 feet to a point; thence along same north 7° 57' west, a distance of 273.14 feet to a point on the southerly line of said center drive, being the place of beginning.

Excepting and reserving therefrom and there out all the coal, oil and gas and other minerals lying in and under said tract and premises.

SECOND: beginning on the southerly line of center drive at the northeasterly corner of lands heretofore conveyed by Lawrence Robinson, et ux., to Adam Tillman, et ux., by deed book volume 711, page 350; thence by the said southerly line of center drive north 49° 57' east, a distance of 9.03 feet to a point; thence departing from the said southerly line, south 7° 57' east, a distance of 273.14 feet to a point on the line of lands now or formerly of Mark Templeton; thence by said lands south 49° 57' west, a distance of 9.03 feet to a point; thence by the aforesaid lands of Adam Tillman, et ux., north 7° 57' west, a distance of 273.14 feet to a point on the southerly line of center drive at the place of beginning.

PREMISES BEING: 137 Wood Street, Industry, PA 15052

PARCEL # 71-007-0503.000

BEING the same premises which the Rose Carol Gailey, a single person by Deed dated September 4, 1998 and recorded September 10, 1998 in the Office of the Recorder of Deeds in and for Beaver County in Instrument # 3009888, granted and conveyed unto Brian Ward Heizler Jr., a single person.

PARCEL NO.: 71-007-0503.000

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE

VS

DEFENDANT: Brian Ward Heizler Jr.

SALE ADDRESS: 137 Wood Street INDUSTRY, PA 15052

PLAINTIFF ATTORNEY: Steven K. Eisenberg 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