

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$46,815.80

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10164 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, September 14th, 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, parcel or lot of land situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered 65 in a Plan of Lots laid out in said Township and known as South Monaca, which Plan is recorded in the Office of the Recorder of Deeds of Beaver County in Plan Book Vol. 5, page 22; said Lot No. 65 being bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly line of Locust Drive, as shown in said Plan, on dividing line between Lots Nos. 65 and 66 in the aforesaid Plan; thence by said dividing line, North 32 degrees 52 minutes East, a distance of 200 feet to a point on line of land now or formerly of Kate McDonald Grimm et con; thence by said land, North 57 degrees 08 minutes West, a distance of 75 feet to a point; thence still by the land now or formerly of Kate McDonald Grimm et con, South 32 degrees 52 minutes West, a distance of 200 feet to a point on the Northern line of Locust Drive; thence by the Northern line of Locust Drive, South 57 degrees 08 minutes East a distance of 75 feet to the point, the place of beginning

BEING the same premises conveyed to David A. Kosto and Trina M. Kosto, by virtue of a Deed dated June 26, 1992 and recorded on June 30, 1992 in Beaver County Record Book 1490, Page 754.

On or about March 17, 2011, David Kosto died thereby vesting title in Trina M. Kosto.

PARCEL NO.: 56-029-0502.001

PLAINTIFF: RESOLUTION FUND LLC

VS

DEFENDANT: TRINA M. KOSTO

SALE ADDRESS: 99 SUMMER STREET MONACA, PA 15061

PLAINTIFF ATTORNEY: MICHAEL S. JAN JANIN, 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