

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$82,845.09

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10398 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**

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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 parcel of land situate in the Third Ward, of the Borough of New Brighton, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 22 in the General Plan of Lots in said Borough, said parcel bounded and described as follows:

BEGINNING at an iron pin at the intersection of the easterly side of Third Avenue with the southerly side of Sassafras Alley; thence along Sassafras Alley for a distance of 115 feet, more or less, to an iron pin at the line dividing land herein described from other part of Lot 22; thence in a southerly direction by a line parallel with Third Avenue for a distance of 60 feet to an iron pin on the line dividing Lot 22 from Lot 23 in said Plan; thence by said dividing line in a westerly direction for a distance of 115 feet, more or less, to a mark on the concrete sidewalk; thence along the easterly side of Third Avenue for a distance of 60 feet to the iron pin at the point of beginning.

BEING designated as Tax Parcel No. 41-001-0604

BEING THE SAME PREMISES which Rodger J. Roach, a married man, by Deed dated November 15, 2010 and recorded November 18, 2010 in the Office of the Recorder of Deeds in and for the County of Beaver with Deed Instrument Number 3376355, granted and conveyed unto Christine P. Roach, a married woman.

AND the said Christine P. Roach, hereby departed this life on or about June 3, 2014.

**PARCEL NO.: 41-001-0604**

PLAINTIFF: HSBC BANK USA NATIONAL ASSOCIATION AS TRUSTEE

VS

DEFENDANT: UNKNOWN HEIRS SUCCESSORS ASSIG RODGER H. ROACH DECEASED, UNKNOWN HEIRS SUCCESSORS ASSIG CHRISTINE P ROACH DECEASED

SALE ADDRESS: 723 3RD AVENUE NEW BRIGHTON, PA 15066

PLAINTIFF ATTORNEY: BRADLEY J. OSBORNE, 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**