

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$112,495.40

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2009-11756 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 those certain pieces or parcels of land situate in North Sewickley Township, Beaver County Pennsylvania, more particularly bounded and described as follows;

Parcel 1:

Beginning at a point on the Northerly side of a private drive, which point is the following courses and distances from the center line of Brown road along said private drive; North 9 degrees 39 minutes 44 seconds West 87.98 feet, North 17 degrees 09 minutes 21 seconds West 83.20 feet, North 88 degrees 30 minutes 38 seconds West 329.86 feet to the point of beginning; thence North 1 degrees 59 minutes 02 seconds East a distance of 170 feet to a point on the South line of Parcel 2 herein; thence North 88 degrees 30 minutes West along Parcel 2, a distance of 105 feet to a point; thence South 1 degrees 59 minutes 02 seconds West a distance of 170 feet to the Northerly line of said private road; thence South 88 degrees 30 minutes East, a distance of 105 feet to a point; thence South 1 degrees 59 minutes 02 seconds West, a distance of 170 feet to the Northerly line of said private road; thence South 88 degrees 30 minutes East, a distance of 105 feet to a point, the place of beginning.

Parcel 2:

Beginning at a point on the Southerly line of a private road, which point is North 88 degrees 30 minutes West a distance of 210 feet from the starting point of Parcel 1 herein; thence North 1 degrees 59 minutes 02 seconds East, a distance of 185 feet to a point; thence South 88 degrees 30 minutes East, a distance of 210 feet to a point on the Westerly line of lands now or formerly of Bonita Sue Houk et al; thence North 1 degrees 59 minutes 82 seconds East along the land of Houk, a distance of 295.04 feet to a point on the Southerly line of land now or formerly of Lloyd A. Myers et ux; thence South 89 degrees 39 minutes 33 seconds West along Myers, a distance of 321.19 feet to a point on the Easterly line of land now or formerly of Ridwell K. Main et al; thence South 1 degrees 59 minutes 02 seconds West along Main, a distance of 466.7 feet to a point on the Northerly line of Parcel 3 herein; thence South 88 degrees 38 minutes East, a distance of 111.61 feet to a point, the place of beginning.

Parcel 3:

Beginning at a point on the center line of Cherry Hill Road where it is intersected by the dividing line between lands herein conveyed and lands now or formerly of Ridwell K. Main et al; thence South 40 degrees 28 minutes 44 seconds East, a distance of 357.04 feet to the center line of Brown Roads; thence North 78 degrees 16 minutes 43 seconds East along the center line of Brown Road, a distance of 298.09 feet to a point on the Westerly line of land now or formerly of Bonita Sue Hock et al; thence North 2 degrees 22 minutes 07 seconds East, a distance of 193.66 feet to a point on the Southerly line of a private road; thence North 88 degrees 30 minutes West, a distance of 319.14 feet to a point; thence North 87 degrees 31 minutes 47 seconds West, a distance of 212.82 feet to a point in the center line of Cherry Hill Road, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Franklin D. Evans, a single man and Mary Ann Moran, a single woman, by Deed from Kenneth A. Fogel and Rhonda R. Fogel, h/w, dated 11/23/1999, recorded 12/02/1999 in Instrument Number 3050827. (Parcels 70-103-0214.002, 70-103-0219.000)

TITLE TO SAID PREMISES IS VESTED IN PA Real Estate Network, LLC by Deed from Jamie McGuire, recorded 02/05/2014 in Book 3474, Page 600. (Parcel 70-103-0211.001)

Tax Parcel: 70-103-0214.002, 70-103-0219.000 and 70-103-0211.001

Premises Being: 1894 Brown Road, Ellwood City, PA 16117-3221

PARCEL NO.: 70-103-0214.002, 70-103-0219.000 and 70-103-0211.001

PLAINTIFF: SHRYVE et al (20%) vs. THE CITIZENS BANK TRUST NATIONAL ASSOCIATION
VS.
DEFENDANT: FRANKLIN D. EVANS, MARY ANN EVANS A/K/A MARY ANN MORAN, JAMIE MCGUIRE
SALE ADDRESS: 1894 Brown Road Ellwood City, PA 16117-3221
PLAINTIFF ATTORNEY: JOHN D. KROHN, ESQ.

Sheriff George J. David