

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$120,657.92

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11826 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Tuesday, October 13th, 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 piece, parcel or lot of land lying and being situate in the Township of North Sewieckley, County of Beaver, State of Pennsylvania,
bounded and described as follows, to wit: --

BEGINNING at the southwest corner of the premises herein conveyed, which beginning point is common to the east line of a tract owned by Melvin Ball et uz., as conveyed to them at Deed Book, Volume 940, page 282, and it is also on the dividing line of land now or formerly of John E. Madory; thence, along the Melvin Ball dividing line, north, six degrees 14 minutes, 22 seconds east, 117.77 feet to the center line of a 16 foot right-of-way on the south lone of George W. Rater; thence, along the center line of said right-of-way, south, 83 degrees 16 minutes east, 246.26 feet to dividing line of a tract now or formerly of Robert Jones; thence, continuing along the center line of the 16 foot right-of-way, which is the Jones dividing line, south, 85 degrees 27 minutes east, 84.12 feet to an old iron pipe in the center line of Edgewood Park Road; 48 minutes west, 138.25 feet to north line of land now or formerly of John E. Madory; thence, along the Madory line, north 88 degrees 30 minutes west, 235.38 feet to the MelvinBall dividing line, which is the place of beginning.

This parcel contains about .729 acres of land on which is erected a dwelling house, with the right to use the 16 foot right-of-way above mentioned along the Rader and Jones tract, together with the other parties entitled thereto for ingress and egress; as to which rights references is made to ease the docketed No. 1 June Term, 1955 in Equity in the Court of Common Pleas of Beaver County, Pennsylvania, and the plan or survey as found in the office of the Recorder of Deeds of Beaver County at Deed Book, Volume 724, page 66.

Being known as 1320 Edgewood Road, Beaver Falls, PA 15010

Parcel 70-123-0322-000

Being the same premises which Bernice Josephine Platt, Executrix of the Estate of Dolly Shuster by Deed dated December 31, 1974, recorded January 22, 1975 in the County of Beaver, Commonwealth of Pennsylvania in Deed Book 1036, Page 438 conveyed unto Arthur M. Gibbons, Jr. And Barbara Gibbons, husband and wife, grantors herein.

PARCEL NO.: 70-123-0322-000

PLAINTIFF: LSFS MASTER PARTICIPATION TRUST

VS

DEFENDANT: Barbara C. Gibbons

SALE ADDRESS: 1320 Edgewood Road Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Richard M. Squire, 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