

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$55,389.53

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10528 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 lot of ground situate in the first ward of the Borough of Freedom, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 31 in the Anna H.V. Harvey Plan of Lots as recorded the Recorder's Office of Beaver County, Pennsylvania, at Plat Book Volume I, Page 132.

BEGINNING at an iron pin on the easterly side of Fourth Avenue at the dividing line between land herein described and lot no. 32, same plan; thence by the easterly side of Fourth Avenue north thirty-one degrees forty minute west fifty (50) feet to an iron pin on the southerly side of Seventeenth Street; thence by the southerly side of seventeenth street north fifty-eight degrees nine minutes east fifty-five and 39/100 (55.39) feet to an iron pin on land now or formerly of Jessie Disanzo Carlini, et al; thence by land now or formerly of said Jessie Disanzo Carlini, et al, south thirty-one degrees thirty minutes east fifty (50) feet to an iron pin on line dividing lands herein described and lot no. 32, same plan; thence by said dividing line south fifty-eight degrees nine minutes west fifty-five and 25/100 (55.25) feet to an iron pin, the place of beginning.

BEING KNOWN AS 1701 4th Avenue, Freedom, PA 15042

PARCEL # 25-001-0866.00

BEING the same premises which Margaret A. Cline nka Margaret A. Moorehouse, married, by Deed dated October 18, 2004 and recorded October 28, 2004 in the Office of the Recorder of Deeds in and for Beaver County in Instrument No. 3223829, granted and conveyed unto Charles F. Childers Jr. and Carrie R. Childers, husband and wife.

PARCEL NO.: 25-001-0866.00

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE JP MORGAN MORTGAGE ACQUISITION CORP
VS

DEFENDANT: Charles F. Childers Jr. and Carrie R. Childers

SALE ADDRESS: 1701 4th Avenue Freedom, PA 15042

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