

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$90,261.28

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11567 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**

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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 or lot of land situate in the Township of New Sewickley, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 13 in the Plan of Lots laid out by Albert T. Shaffer and Anna E. Shaffer and recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book, Volume 7, pages 122 and 123, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Oak Drive at the dividing line between Lot No. 12, same plan, and said Lot. No. 13; thence by said dividing line South eighty-seven (87) degrees eleven (11) minutes East, one hundred seven-three and 99/100 (173.09) feet to a point; thence South two (2) degrees forty-nine (49) minutes West one hundred fifteen and 6/10 (115.6) feet to line of Lot No. 14, same plan; thence by line of said Lot No.14 North eighty-seven (87) degrees eleven (11) minutes West, one hundred seventy-three and 9/100 (173.09) feet to the center line of said Oak Drive; thence by the center line of said Oak Drive North two (2) degrees forty-nine (49) minutes East, one hundred fifteen and 6/100 (115.6) feet to-the place of beginning.

SUBJECT to certain covenants, conditions, agreements and building restrictions.

Map and Parcel ID: 69-004-0112.000

BEING KNOWN AS: 309 Oak Drive, New Brighton, Pennsylvania 15066

Title is vested in PATRICIA J. FOWLER an unmarried woman by deed from PATRICIA J. FOWLER, a widow dated February 11, 2013 and recorded March 8, 2013 in Instrument Number 3437053. The said Patricia J. Fowler died on June 13, 2014 thereby vesting title in John R. Fowler, Co-Executor of the Estate of Patricia J. Fowler, Deceased Mortgagor and Real Owner, Kenneth L. Fowler, Jr., Co-Executor of the Estate of Patricia J. Fowler, Deceased Mortgagor and Real Owner, and Mark D. Fowler, Co-Executor of the Estate of Patricia J. Fowler, Deceased Mortgagor and Real Owner by operation of law

**PARCEL NO.: 69-004-0112.000**

PLAINTIFF: LIVE WELL FINANCIAL INC

VS

DEFENDANT: Kenneth L. Fowler, Jr., Co-Executor of the Estate of Patricia J. Fowler, Deceased, John R. Fowler, Co-Executor of the Estate of Patricia J. Fowler, Deceased, Mark D. Fowler, Co-Executor of the Estate of Patricia J. Fowler, Deceased

SALE ADDRESS: 309 Oak Drive NEW BRIGHTON, PA 15066

PLAINTIFF ATTORNEY: Terrence J. McCabe, 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**