

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$38,861.24

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015 -10171 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 parcel or lot of land situate in the First Ward of the Borough of Freedom, County of Beaver and Commonwealth of Pennsylvania being Part of Lot No. 47 m a Plan of Lots laid out by Anna M. V. Hetchie and called Vicacy, bounded and described as follows, to-wit:

BEGJNNING at a point on the northeasterly line of Fifth Avenue in the Borough of Freedom, said point being on the dividing line between Lots No. 6 and 47 in the aforementioned Vicary Plan of Lots; thence northwestwardly along the northeasterly line of Fifth Avenue, 25 feet, more or less, to a point on the dividing or center line between the two dwelling houses presently erected on said Lot No. 47 and known respectively as No. 625 Fifth Avenue and No. 635 Fifth Avenue (which dividing line is also the center line of that portion of land situate between the aforementioned dwelling houses); thence northeastwardly along said dividing or center line, 120 feet to a point on the southwesterly line of Sixth Avenue in the Borough of Freedom, thence southeastwardly along the southwesterly line of Sixth Avenue, 25 feet, more or less, to a point on the aforementioned dividing line between Lots No. 46 and 47, same Plan; thence southwestwardly along the last mentioned dividing line , 120 feet to a point on the northeasterly line of Fifth Avenue, the place of beginning.

BEING the same premises conveyed to Barra Majercsik, Widow, by Deed from Mary H. Fitsko and Joseph Fitsko, her husband, dated October 5, 1984 and recorded in the Recorder's Office of Beaver County, Pennsylvania, in Deed Book Volume 1235, Page 853.

ALSO BEING known as Beaver County Tax Assessment Parcel No. 25-001-0830.002.

IMPROVEMENTS: Residential dwelling

TITLE TO SAID PREMISES IS VESTED IN William L. James and Eleanor J. James, his wife, by Deed from Barbara Majercsik, widow, dated 09/1/ 1997, recorded 09/17/1997 in Book 1787, Page 73.

PARCEL NO.: Residential dwelling

PLAINTIFF: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")

VS

DEFENDANT: William L. James and Eleanor J. James

SALE ADDRESS: 1635 FIFTH AVENUE Freedom, PA 15042

PLAINTIFF ATTORNEY: MARTHA E. VON ROSENSTIEL, 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