

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$169,206.75

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10405 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 that certain parcel of land situate in the Township of Racoon, County of Beaver, Commonwealth of Pennsylvania, being known and designated as follows, to-wit:

Beginning at a point in the center of the road leading from State Route 151 to Independence Township, known as Ridge Road, a the dividing line between lands of Esther T. White, et al (D.B.V. 1120, pg. 585) and lands grantor herein; thence from said point along the dividing line North 4 degrees 45 minutes 20 seconds East, a distance of 364.80 feet to a point in the center of Township Road No. T-468, thence along said centerline, North 54 degrees 25 minutes East, a distance of 208.52 feet to a point; thence South 89 degrees 34 minutes 13 seconds East, a distance of 13.07 feet to a point on the dividing line of lands of Klages and lands of grantor herein; thence along the dividing line between lands of Klages and grantor herein, South 1 degree 31 minutes 15 seconds East, a distance of 434.24 feet to a point in the center of the aforesaid Ridge Road; thence South 74 degrees 33 minutes West, a distance of 117.25 feet to a point; thence continuing along the centerline, South 79 degrees 52 minutes West, a distance of 114 feet to a point, being the place of beginning. This description is made in accordance with a survey prepared by Albert E. Policaro, Sr., Registered Surveyor, dated 10/31/1995 and attached hereto.

TITLE TO SAID PREMISES IS VESTED IN Jrunes A. Kunzmann, married, by Deed from Pearl I. Rushman and Wilbert F. Rushman, her husband, dated 10/31/1995, recorded 11/06/1995 in Book 1676, Page 842.

Tax Parcel: 75-016-0300.000

Premises Being: 4144 Ridge Road, Aliquippa, PA 15001-5823

PARCEL NO.: 75-016-0300.000

PLAINTIFF: U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BANK AMERICA NATIONAL ASSOCIATION TRUSTEE LASALLE BANK NATIONAL ASSOCIATION TRUSTEE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS

VS

DEFENDANT: James A. Kunzmann

SALE ADDRESS: 4144 Ridge Road Aliquippa, PA 15001-5823

PLAINTIFF ATTORNEY: MATTHEW BRUSHWOOD, 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