

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$47,961.64

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10487 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, November 9th, 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 situate In the Borough of Hookstown, County of Beaver and Commonwealth of Pennsylvania, being further bounded and described as follows, to-wit :

BEGINNING at a point on the westerly line of North Washington Street, which point is common to the southeast corner of the parcel herein described and the northeast corner of lands now or formerly of Donald Gardener; thence from said point and along the westerly line of North Washington Street North 0° 13' East, a distance of 113.00 feet, more or less, to a point on line of land now or formerly of Eugene Cullifer; thence from said point and along land of Cullifer, South 89° 59' West a distance of 135.00 feet, more or less to a point; thence from said point and along the same South 2° 47' East, a distance of 113.17 feet more or less, to a point on line of land of Gardener; thence from said point and along land of Gardener North 89° 59' East, a distance of 129.07 feet, more or less, to a point on the westerly line of North Washington Street, the place of beginning.

BEING the same premises conveyed to Brian J. Yaroch and Suzanne L. Yaroch, husband and wife, by deed dated the 31st day of May, 1984 from Kerry L. Cook and Christine Novak Cook formerly Christine E. Novak and recorded June 1, 1984 in Deed Book Volume 1221, page 66. This description was made in accordance with a survey by Robert D. O'Neal, R.S., dated April, 1990 and recorded herewith .

Map and Parcel ID: 31-001-0907 .000

BEING KNOWN AS: 314 North Washington Street, Hookstown, Pennsylvania 15050.

PARCEL NO.: 31-001-0907 .000

PLAINTIFF: HUNTINGTON NATIONAL BANK

VS

DEFENDANT: PAUL D. SHIVLEY

SALE ADDRESS: 314 North Washington Street Hookstown, PA 15050

PLAINTIFF ATTORNEY: Joseph F. Riga, 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