

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$126,236.29

---

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10326 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 THOSE THREE certain lots of land situate in the Township of Hopewell, County of Beaver and state of Pennsylvania, being lots numbered 120, 121, and 122 in the Davidson Heights plan of lots adjoining each other and together bounded and described as follows to wit: On the North by Davidson Way; on the west by Lot No. 123 on the south by Oak Alley and on the East by Spring Alley Each of said lots having a frontage of 32.5 feet on Davidson Way and extending back therefrom of equal width 105 feet to Oak Alley.

PARCEL #65-011-0717

BEING THE SAME PREMISES which Earl B. Swogger Revocable Living Trust, by Deed dated 5/25/2003 and recorded 2/27/2003 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Instrument No. 3156910, granted and conveyed unto Marlene Cook and Dan Cook, her husband.

**PARCEL NO.: 65-011-0717**

PLAINTIFF: BANK OF NEW YORK MELLON F/K/A BANK OF NEW YORK SUCCESSOR TO JPMORGAN CHASE BANK NA AS TRUSTEE CENTEX HOME EQUITY LOAN TRUST 2003-B

VS

DEFENDANT: DAN COOK, MARLENE COOK

SALE ADDRESS: 1301 DAVIDSON WAY Aliquippa, PA 15001

PLAINTIFF ATTORNEY: CHRISTOPHER A. DENARDO, 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**