

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$271,282.53

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11725 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**

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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 of land in the Borough of Fallston, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 15 in the Country Club Estates Plan No. 2, which plan is of record in the Office of the Recorder of Deeds of Beaver County, PA in Plan Book Volume 16, page 89, further bounded and described as follows:

BEGINNING at a point on the westerly line of Par Avenue at the dividing line between Lots No. 15 and 16 in said Plan; thence along said dividing line North 55 degrees 48' 30" West, a distance of 220.00 feet to a point on the line shown on said plan as being the Patterson Township Line and the Fallston Borough Line; thence along said line North 34 degrees 11' 30" East, a distance of 100.00 feet to a point on the dividing line between Lots Nos. 15 and 14 in said plan; thence along said dividing line South 55 degrees 48' 30" East, a distance of 220.00 feet to a point on the Westerly line of Par Avenue; thence along the said Westerly line of Par Avenue South 34 degrees 11' 30" West, a distance of 100.00 feet to the place of beginning.

SUBJECT to any covenants, conditions, restrictions, reservations as recorded in any prior instruments of record.

BEING known as Parcel No. 23-003-0200-010

BEING THE SAME PREMISES which David G. Anney and Crystal Anney, his wife, by Deed dated 10/5/2009 and recorded 10/6/2009 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Instrument No. 3353222, granted and conveyed unto Heather Morrow, married.

**PARCEL NO.: 23-003-0200-010**

PLAINTIFF: EVERBANK

VS

DEFENDANT: Heather Morrow

SALE ADDRESS: 114 PAR AVENUE BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: LESLIE J. RASE, 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**