

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$69,965.01

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11222 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 lot of land situate in the Township of Brighton, County of Beaver and Commonwealth of Pennsylvania, being known as Lot No. 351 in a plan of record in the Recorder's Office of Beaver County in Plan Book 7, Pages 171 and 172, being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the northwestern line of Birch Street with the dividing line between Lots Nos. 350 and 351 in said plan; thence along the said dividing line between Lots Nos. 350 and 351, North 45 degrees 20 minutes 26 seconds West, a distance of 125 feet to a point on the dividing line between Lots Nos. 342 and 351; thence along said dividing line between Lots Nos. 342 and 351, North 44 degrees 39 minutes 34 seconds East, a distance of 75 feet to a point on the line dividing Lot No. 351 from Lots Nos. 353 and 354; thence along said line dividing Lot No. 351 (previously erroneously omitted lot number) from Lots 353 and 354, South 45 degrees 20 minutes 26 seconds East, a distance of 125 feet to a point on the northwestern line of Birch Street; thence along said northwestern line of Birch Street, South 44 degrees 39 minutes 34 seconds West, a distance of 75 feet to a point on the dividing line between Lots Nos. 350 and 351, being the place of beginning.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 124 BIRCH STREET BEAVER, PA 15009

PARCEL: 55-019-0719-000

BEING THE SAME PREMISES WHICH Edward J. Kuzniar by Deed dated 04/27/05 and recorded 05/03/05 in Beaver County Instrument No. 3238458, granted and conveyed unto Steve T. Chelak.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PARCEL NO.: 2014-11222

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE PENNSYLVANIA HOUSING FINANCE AGENCY
VS

DEFENDANT: Steve T. Chelak

SALE ADDRESS: 124 BIRCH STREET BEAVER, PA 15009

PLAINTIFF ATTORNEY: Leon P. Haller, 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