

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$509,759.94

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10892 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 lying and being situate in the North Sewickley Township, Beaver County, Pennsylvania, being bounded and described as follows:

BEGINNING at a point, said point being the place where the southern line of a 50 foot right of way, lands now or formerly of Ralph M. Felton and lands now or formerly of Elizabeth Jane Springer intersects the center line of PA Highway Route 65 (formerly Highway Route No. 88), and known as the New Brighton Road; thence North 01 degrees 45 minutes East along the center line of said Highway, a distance of 50 feet to the place of beginning; thence North 01 degrees 45 minutes East along the center line of said Highway, a distance of 200 feet to a point; thence South 86 degrees 30 minutes 45 seconds East along lands now or formerly of Ralph M. Felton, a distance of 150 feet to a point; thence South 01 degrees 45 minutes West along lands now or formerly of Ralph M. Felton, a distance of 200 feet; thence North 86 degrees 30 minutes 45 seconds West along a 50 foot right of way, a distance of 150 feet to the place of beginning.

Together with the use of the 50 foot right of way as defined in Deed from Ralph M. Felton, et ux. To Richard S. Fox, et ux, dated August 4, 1958 and recorded in Deed Book Volume 741, Page 489.

BEING the same property which Robert M. Weibus and Lori A. Weihaus, husband and wife, granted and conveyed to Julie Kotuba Bomberger, a married person, by Deed dated November 16, 2007 and recorded November 16, 2007, in the Recorder of Deeds Office, Beaver County, Pennsylvania in Instrument No. 3312155.

Parcel No.: 70-123-0169.002 Market Value \$35,000.00

LOCATION OF PROPERTY: 778 MERCER ROAD, BEAVER FALLS, PENNSYLVANIA 15010,
NORTH SEWICKLEY TOWNSHIP

PARCEL NO.: 70-123-0169.002

PLAINTIFF: FIRST NATIONAL BANK OF PENNSYLVANIA

VS

DEFENDANT: Julie Kotuba Bomberger, A/K/A Julie M. Bomberger, A/K/A Julie Kotuba

SALE ADDRESS: 778 MERCER ROAD BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: DANIEL J. BIRSIC, 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