

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$49,979.70

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11912 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 Fifth Ward of the City of Beaver Falls, Beaver County, Pennsylvania, being the westerly part of lot numbered 474 in the Darragh, Fetterman and Porter Plan of Lots in said City, bounded and described as follows:

On the North by Nineteenth Street; on the East by other part of said lot numbered 474; on the South by lot numbered 473 same plan; and on the West by Grant Alley. Said lot having a frontage of 30 feet on Grant Alley and extending back therefrom of even width a distance of 63 feet to the other part of said lot numbered 474.

BEING KNOWN AS 311 19111 Street, Beaver Falls, Pennsylvania.

BEING the same property granted and conveyed unto Charles Lechner and Mary Beth Lechner, his wife, by Deed of Leonard C. Newman, Administrator c.t.a. of the Estate of Wilhelmina Newman, dated July 1, 1987, and recorded in the Office of the Recorder of Deeds of Beaver County, Pennsylvania on August 6, 1987 in Deed Book Volume 1305, page 353. Charles Lechner died on January 12, 2011, thereby vesting title solely into Mary Beth Lechner, his widow, by due process of law.

BEAVER COUNTY TAX PARCEL I.D. NO. 05-002-0619.000

PARCEL NO.: 05-002-0619.000

PLAINTIFF: PNC BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK
VS

DEFENDANT: Mary Beth Lechner a/k/a Mary B. Lechner

SALE ADDRESS: 311 19TH STREET BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: BRETT SOLOMON, 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