

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$217,636.39

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10891 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 Township of North Sewickley, County of Beaver, and Commonwealth of Pennsylvania, described as per survey of Olsen & Associates, dated March 13, 2008 follows:

BEGINNING at a point at the southwest corner of a 50 foot right of way and lands now or formerly of Joseph E. Springer; thence North along said right of way, an arc distance of 50.03 feet to a point; thence South 89 degrees 01 minutes 25 seconds East along said right of way and lands now or formerly of Julie Kotuba Bomberger, a distance of 120.81 feet to a point; thence North 00 degrees 42 minutes 50 seconds East a distance of 200 feet to a point, thence North 89 degrees 01 minutes 25 seconds West, a distance of 129.68 feet to a point; thence by a curve having a radius of 453.34 feet and an arc distance of 151.25 feet to a point; thence along line of lands of formerly Fontanella and now or formerly of Julia Kotuba, South 82 degrees 27 minutes 58 seconds East, a distance of 355.35 feet to a point; thence, along line of lands of now or formerly Julia Kotuba, South 00 degrees 45 minutes 40 seconds East, a distance of 360.02 feet to a point; thence along line of lands of now or formerly Joseph E. Springer and a 50 foot right of way, North 89 degrees 01 minutes 25 seconds West, a distance of 360.87 feet to a point, the place of beginning.

BEING the same property which Julia Kotuba, Power of Attorney for Paul Kotuba and Julia Kotuba, his wife, granted and conveyed to Julie Kotuba, now Julie Kotuba Bomberger, by Deed dated November September 2, 2005 and recorded September 7, 2005 in the Recorder of Deeds Office, Beaver County, Pennsylvania in Instrument No. 3249931.

PARCEL NO.: 70-123-0169.0

PLAINTIFF: FIRST NATIONAL BANK OF PENNSYLVANIA

VS

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

SALE ADDRESS: 786 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