

Sheriff Sale of Real Estate

SALE NO. 3

DEBT \$134,535.85

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11260-2015 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, March 14th, 2016

AT 10:00 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 tract of land lying and being situate in the Township of Chippewa, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the west line of a forty (40) foot street being the northeasterly corner of lands of Kathleen L. Bernstein, at a point where the said west line is intersecting by the dividing line of lands of said Kathleen L. Bernstein and lands formerly of John Young; thence from the said point of beginning, by the said line of said street, South twenty-three (23) degrees thirty (30) minutes East, one hundred fifty-nine and twenty-four hundredths (159.24) feet to a point; thence departing from the said street and by lands of Henry J. Renso, et ux., South sixty-six (66) degrees thirty (30) minutes West, three hundred fifty-six and six hundredths (356.06) feet to a point on the easterly line of lands of William B. Kennedy et ux.; thence by the said lands, North eight (8) degrees fifty-two (52) minutes East, two hundred ninety-five and seventy-one hundredths (295.71) feet to an iron pin at the line of lands formerly of John Young; thence by the said lands South eighty-eight (88) degrees forty-four (44) minutes East, two hundred seventeen and ninety-four hundredths (217.94) feet to an iron pin, the place of beginning.

TAX PARCEL #: 57-025-0212.000

BEING KNOWN AS: 121 Allen Street, Beaver Falls, PA 15010

PARCEL NO.: 57-025-0212.000

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: KAREN M. HILDRETH, DAVID R. HILDRETH

SALE ADDRESS: 121 Allen Street Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Michael T. McKeever.

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