

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$121,171.26

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10251 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 23rd, 2015**

**AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

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**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.**

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ALL that certain parcel or lot of land situate in the Township of New Sewickey, County of Beaver and Commonwealth of Pennsylvania, being lot 4 in the Emma Vild Sub division Plan recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 16, Page 2, bounded and described as follows:

BEGINNING at a point where the dividing line between Lot 4 and Lot 5 in the Emma Vild Subdivision Plan, aforementioned, intersects the northerly line of Whites Hill Road (New Sewickey Township Road No. T-654) as widened along the northerly side thereof by virtue of the dedication for public highway purposes set forth on said Emma Vild Subdivision Plan thence along said northerly line of Whites Hill Road North 65° 16' 04" West, 308.06 feet to a point, thence along aforementioned Subdivision Plan North 24° 49' 21" East, 36.67 feet to a point on the dividing line between Lot 4 and Lot 3, same plan; thence along said dividing line South 50° 21' 26" East, 257.43 feet to a point on the dividing line between Lot 4 and Lot 5, same plan; thence along the last mentioned dividing line South 24° 43' 36" West, 207.48 feet to a point on the Northerly line of Whites Hill Road, The place of beginning. Containing 1.59 acres.

Subject to a forth (40) foot building line restrictions as established by the Emma Vild Subdivision Plan, aforementioned said building lines being parallel with both the northerly and easterly lines of Whites Hill Road and forty (40) feet back therefrom.

Being a part of the same premises conveyed to Emma A. Vild, Grantor herein, by Deed of the Beaver Valley Pointer and Setter Club dated August 11, 1966, and of record in the Recorder's Office of Beaver County, Pennsylvania, in Deed Book Volume 905, Page 479.

**PARCEL NO.: 69-144-0118.004**

PLAINTIFF: HOUSEHOLD FINANCE CONSUMER DISCOUNT COMPANY

VS

DEFENDANT: VIRGINIA L. SEKELY, FRANK J. SEKELY

SALE ADDRESS: 196 WHITES HILL ROAD Rochester, PA 15074

PLAINTIFF ATTORNEY: TERRENCE J. McCabe, Esq.

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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**