

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$115,063.06

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10166 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, January 4th, 2016

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 parcel or lot of land situate in the Borough of Baden, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 131 in the Mellon-Murphy-Holmes Plan of Lots in said Borough, being bounded and described as follows, to-wit:

Beginning on the North by Chestnut Alley; on the East by Lot No. 130; on the South by Holmes Avenue; and on the West by Lot No. 132 in said plan, having a frontage of 40 feet on said Avenue and extending back therefrom of uniform width 120 feet to said Alley; said plan being recorded in the Recorder's Office of said Beaver County in Plan Book Volume 1, page 218.

Being designated as Tax Parcel No. 13-005-0414.000-01-I in the Deed Registry Office of Beaver County, Pennsylvania.

Having erected thereon a dwelling known and numbered as 527 Holmes Avenue.

Being the same property which Philip J. Lopic and Beverly A. Lopic, husband and wife, by deed dated May 23rd, 2008 and to be recorded herewith in the Recorder's Office of Beaver County, Pennsylvania, granted and conveyed unto Adam T. Hershberger, a single man and Tricia M. Folino, a single woman, the Mortgagors herein.

BEING THE SAME PREMISES which Adam T. Hershberger, a single man and Tricia M. Folino, a single woman, by Deed dated February 11, 2014 and recorded in the Beaver County Recorder of Deeds Office on February 21, 2014 as Deed Instrument No. 3467042, granted and conveyed unto Tricia M. Folino, a single woman.

PARCEL NO.: 13-005-0414.000-01-I

PLAINTIFF: BANK OF AMERICA NA SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP

VS

DEFENDANT: ADAM T. HERSHBERGER, TRICIA M.FOLINO

SALE ADDRESS: 527 Holmes Avenue Baden, PA 15005

PLAINTIFF ATTORNEY: CHRSTOPHER A. DENARDO, 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