

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$35,915.30

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11942 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**

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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 piece, parcel or lot of land situate in the Fourth Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being Lot No. One hundred Eighty Six (186) in Gould's First Subdivision of Lots, being more particularly bounded and described as follows, to wit:

On the North by Lot No. 133, same plan; on the East by Lot No. 187, same plan; on the South by Washington Street, and on the West by Lot No. 185, same plan. Having a frontage on Washington Street of forty (40) feet and extending back there from of equal width one hundred (100) feet to Lot No. 133.

PARCEL ID: 49-001-0420-000

BEING KNOWN AS: 428 East Washington Street, Rochester, PA 15074

Fee Simple Title Vested in Christine M. Knox, Unmarried by deed from, Christine M. Knox, Unmarried, who acquired title as Christine M. Branch, a single woman joined by Arthur IL Knox, dated 6/13/2012, recorded 8/7/2012, in the Beaver County Recorder of deeds in Deed Instrument 3421632.

**PARCEL NO.: 49-001-0420-000**

PLAINTIFF: US BANK TRUST NATIONAL ASSOC AS TRUSTEE PRPII PALS INVES WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE NORMANDY MORTGAGE LOAN TRUST SERIES 2013-9 CITIMORTGAGE INC S/B/M CITIFINANCIAL MORTGAGE COMPANY INC F/K/A CHRISTIANA TRUST DIVISION OF ASSOICATES HOME EQUITY CONSUMER DISCOUNT COMPANY INC

VS

DEFENDANT: CHRISTINE M. KNOX A/K/A ETAL, CHRISTINE M. BRANCH A/K/A ETAL, CHRISTINE MARY KNOX A/K/A ETAL, ARTHUR KNOX A/K/A ETAL, ARTHUR REED KNOX A/K/A ETAL, ARTHUR KNOX JR. A/K/A ETAL

SALE ADDRESS: 428 EAST WASHINGTON STREET Rochester, PA 15074

PLAINTIFF ATTORNEY: EDWARD J. MCKEE, 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**