

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$150,663.83

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10495 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 piece, parcel or lot of land lying and being situate in the township of North Sewickly, county of Beaver, and commonwealth of Pennsylvania, bounded and described as follows;

BEGINNING in the center of the New Brighton and New Castle road, known as Mercer road, route no. 65 (formerly route no. 88), legislative route no. 482, at the northern boundary line of land now or formerly of Edward Stiefel, et ux; thence by the same, south 88 degrees 27 minutes east, 220.03 feet to a point on other land of Thomas Senior; thence by the same, north 9 degrees 45 minutes east, 157.21 feet to a point on the right of way Tennessee Gas Transmission Company; thence by the same, north 87 degrees 1 minutes west, 219.31 feet to the center line of Mercer road; thence by the same, south 9 degrees 45 minutes west, 162.78 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Travis J. Curtaccio and Aleasha L. Curtaccio, h/w, by Deed from Todd E. Manzer, an unmarried person, dated 08/30/2010, recorded 09/13/2010 in Instrument Number 3372061.

Tax Parcel: 70-005-0212.000

Premises Being: 736 Mercer Road, Beaver Falls, PA 15010-8539

PARCEL NO.: 70-005-0212.000

PLAINTIFF: BANK OF AMERICA NA

VS

DEFENDANT: Travis J. Curtaccio

SALE ADDRESS: 736 MERCER ROAD Beaver Falls, PA 15010-8539

PLAINTIFF ATTORNEY: JONATHAN LOBB, 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