

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$88,125.26

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10834 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 lot or piece of ground situate in the Borough of Bridgewater, County of Beaver and State of Pennsylvania, being Lot Number One (1) in the Plan of Lots laid out by Edward K. Hum, as recorded in Plan Book Volume 1-B, page 206 and being bounded and described as follows:

BEGINNING at a pin on the western side of Water Street, now Riverside Drive, adjoining the Mandenhall Plan; thence by Riverside Drive North 23 degrees West, 50.2 feet to a pin at the line dividing lots numbered one (1) and two (2) in said Plan; thence westwardly along said dividing line a distance of 125.4 feet to Walnut Alley, 13 feet wide; thence southwardly along the easterly line of said alley a distance of 50 feet to a pin; thence eastwardly along the northerly line of the Mendenhall Plan, 119.5 feet to Riverside Drive, at the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard A. Miller, Married, by Deed from Barbara Jane Lubert, Executrix of the Estate of Evangeline M. Figueiredo, Deceased, dated 01/31/2001, recorded 02/05/2001 in Instrument Number 3082814.

Tax Parcel: 17-001-0703.000

Premises Being: 719 Riverside Drive, W Bridgewater, PA 15009-3033

PARCEL NO.: 17-001-0703.000

PLAINTIFF: WELLS FARGO FINANCIAL PENNSYLVANIA INC

VS

DEFENDANT: Richard A. Miller

SALE ADDRESS: 719 Riverside Drive W Bridgewater, PA 15009-3033

PLAINTIFF ATTORNEY: MEREDITH WOOTERS, 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