

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$61,202.41

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10894 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 LAND lying and being situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point in the centerline of Temple Road, a thirty-three (33) foot right of way, said point being the land dividing lands herein described and lands now or formerly of Charles and Cheryl Murphy; thence from said point and along the aforementioned dividing line, North 10 degrees 54 minutes West, a distance of 211.78 feet to a point on line of lands now or formerly of Thunnan E. Yost, Jr.; thence along said line, South 75 degrees 59 minutes West, a distance of 234.81 feet to a point in the centerline of Temple Road; thence along the centerline of Temple Road, South 14 degrees 22 minutes 30 seconds West, 114.68 feet to a point; thence continuing along same by a line curving to the left having a radius of 90.00 feet, an arc distance of 135.91 feet to a point; thence continuing along same, North 79 degrees 06 minutes East, a distance of 137.60 feet, to the place of beginning.

UNDER AND SUBJECT to reservations, restrictions, easements, and rights of way in prior instruments of record.

BEING THE SAME PREMISES AS Raymond Dougherty and Diane Dougherty, His Wife, by Deed dated May 18, 2000, and recorded on May 19, 2000, as Instrument Number 3063296, by the Beaver County Recorder of Deeds, granted and conveyed unto Terrance D. Johnson.

AND THE SAID Terrance D. Johnson having departed this life on January 2, 2015, whereby title vested with Louise V. Elmore, Administratrix of the Estate of Terrance D. Johnson, Deceased, under Letters of Administration granted March 18, 2015, by the Beaver County Register of Wills under Record and Docket Number 04-15-297, by operation of law.

PARCEL NO.: 65-184-0108-0000

PLAINTIFF: CLEARVIEW FEDERAL CREDIT UNION

VS

DEFENDANT: Louise Elmore A/K/A, Louise V. Elmore, Administratrix of the Estate of Terrance D. Johnson, Deceased,

SALE ADDRESS: 2 Temple Road ALIQUIPPA, PA 15001

PLAINTIFF ATTORNEY: M. TROY FREEDMAN, 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