

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$44,990.60

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10068 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 property situated in the City of Aliquippa, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 1311 Irwin Street, Aliquippa, PA 15001 and found in Instrument Number 3332205. Parcel No. 08-037-0205.000.

All that certain lot or piece of ground situate in the City of Aliquippa, formerly Borough of Aliquippa (formerly Woodlawn), County of Beaver and Commonwealth of Pennsylvania, being Lot No. 234 in Woodlawn Land County's Plan of Lots known as Plan No. 12, First Additions as recorded in the Office of the Recorder of Deeds of Beaver County in Plan Book Volume 3, page 51.

BEING TAX PARCEL ID NO. 08-037-0205.000

BEING KNOWN AND NUMBERED AS: 1311 Irwin Street, Aliquippa, PA 15001

BEING the same premises which John S. Mukanos and Kimberly A. Mukanos, husband and wife, by Deed dated September 26, 2008 and recorded September 30, 2008 in and for Beaver County, Pennsylvania in Instrument Number 3332205, granted and conveyed unto Wilbert Graham, Jr., as sole owner.

PARCEL NO.: 08-037-0205.000

PLAINTIFF: LSF9 MASTER PARTICIPATION TRUST

VS

DEFENDANT: WILBBRT GRAHAM, JR.

SALE ADDRESS: 1311 IRWIN STREET City of Aliquippa, PA 15001

PLAINTIFF ATTORNEY: SCOTT A. DIETTERICK, 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