

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$202,948.30

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10293 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 Hanover, County of Beaver and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the line dividing property herein conveyed from line of land now of William Faulk, formerly of Silas Aten Estate and line of land now of Eleanor J. Brown; thence by the line dividing land herein conveyed from line of land of Eleanor J. Brown, South 32° 40' West, a distance of 457.25 feet to a point; thence continuing by line of said Eleanor J. Brown, South 56° 0' East, a distance of 345 feet to the line of a road dividing the property of Eleanor J. Brown and property of Joseph C. D'Arcangelo, Jr.; thence by line of said road South 32° 40' West, a distance of 50 feet to a point; thence by other lands of Vance R. Glass North 27° 20' West, a distance of 1349.83 feet to a point at line of land formerly conveyed to James E. Young (Deed Book Volume 962, page 253); thence by said lands North 61° 0' East, a distance of 132 feet of land formerly of Silas Aten Estate, now of William Faulk thence by said lands South 41° 45' East, a distance of 1142.1 feet to the point at the line of lands of Eleanor J. Brown at the place of beginning.

BEING THE SAME PREMISES which Judith Anne Wayne, an unmarried woman, by Deed dated 5/30/2006 and recorded 6/12/2006 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Instrument No. 3272190, granted and conveyed unto Todd C. Talasky and Marla R. Graham-Talasky, husband and wife.

PARCEL NO.: 63-231-0106-NO8, 63-231-0106.PO8

PLAINTIFF:

VS

DEFENDANT: TODD C. TALASKY ETAL, MARLA R. TALASKY-GRAHAM ETAL

SALE ADDRESS: 284 FRANKFORT SPRINGS DR. GEORGETOWN, PA 15043

PLAINTIFF ATTORNEY: CHRSTOPHER A. DENARDO, 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