

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$44,199.51

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10880 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, March 14th, 2016

AT 11:00 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 City of Aliquippa, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 49 in Woodlawn Land Company's Plan of Lots known as North Davidson Plan as said plan is recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 4, pages 74 and 75, said part Jot being more fully bounded and described as follows, to-wit:

BEGINNING on the Northeasterly line of Burton Street in said plan, at the dividing line between Lots No. 48 and 49 in the plan aforesaid; thence along the dividing line last mentioned, North 61° 44' 14" East, for a distance of 35.667 feet to the dividing line between Lots Nos. 49 and 50 in the plan aforesaid; thence along said dividing line between Lots Nos. 49 and 50, North 24° 15' 20" West, for a distance of 8.92 feet to a point; thence through Lot No. 49, South 65° 45' 40" West, for a distance of 36.408 feet, more or less, to the Northeasterly line of Burton Street aforesaid; thence along the said line of Burton Street in a Southeasterly direction, being a curve to the right having a radius of 755 feet, for a distance of 11.453 feet, more or less, to the point, the place of BEGINNING.

ALSO ALL THAT CERTAIN piece, parcel or tract of land situate in the City of Aliquippa, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 48 in a plan of lots known as North Davidson Plan, laid out by said Woodlawn Land Company and recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 4, Page 74 and 75.

BEING THE SAME PREMISES which Shawn R. Byers and Danielle M. Felouzis n/k/a Danielle M. Byers, by Deed dated July 10, 2003 and recorded July 16, 2003 in the Office of the Recorder of Deeds in and for Beaver County in Instrument No. 3175234, granted and conveyed unto Shawn R. Byers and Danielle M. Byers.

BEING KNOWN AS: 603 Burton Street, Aliquippa, PA 15001

PARCEL #08-039-0401.000

PARCEL NO.: 08-039-0401.000

PLAINTIFF: GREEN TREE SERVICING LLC

VS

DEFENDANT: Shawn R. Byers and Danielle M. Felouzis n/k/a Danielle M. Byers

SALE ADDRESS: 603 Burton Street City of Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Gregory Jarvardian, 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