

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$112,945.38

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10635 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 property situated in the Borough of Monaca, County of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 1049 Walnut St, Monaca, PA 15061 and found in Document Number 3203776.

Parcel No. 37-003-0416-000.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE FOURTH WARD OF THE BOROUGH OF MONACA, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA .

BEING LOTS NUMBERED 143 AND 144 IN WHAT IS COMMONLY KNOWN AS THE JAMES H. WELCH PLAN OF LOTS (BUT RECORDED AS MONACA HEIGHTS LAND IMPROVEMENTS CO. PLAN OF LOTS)

SAID PLAN BEING RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA ON PLAN BOOK VOLUME 1-B, PAGE 194.

BEING TAX PARCEL ID NO. 37-003-0416-000

BEING KNOWN AND NUMBERED AS: 1049 Walnut St, Monaca, PA 15061

BEING the same premises which John P. Henry and Pauline C. Henry, by Deed dated April 1, 2004 and recorded April 2, 2004 in and for Beaver County, Pennsylvania in Document Number 3203776, granted and conveyed unto Roger P. Young and Sandra J. Young,.

PARCEL NO.: 37-003-0416-000

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR
VS

DEFENDANT: Roger P. Young and Sandra J. Young

SALE ADDRESS: 1049 WALNUT ST Monaca, PA 15061

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