

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$103,766.87

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11019 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.

PARCEL ONE:

ALL that certain parcel or lots of land situate in the Fifth Ward, Borough of Monaca, County of Beaver and Commonwealth of Pennsylvania, being part of the northwesterly portion of Lot No. 117 in the Colonial Land Company's Plan of Lots as recorded in Beaver County Court House in Plan Book Volume 2, page 110, and parcel being bounded and described as follows:

BEGINNING at that point on the easterly line of Cascade Road, where said line is intersected by the line between Lots 117 and 116 in said plan; thence by the easterly line of Cascade Road, South 47 degrees 40 minutes 50 seconds West, a distance of 50 feet; thence through said Lot No. 117, South 42 degrees 10 minutes 10 seconds East, a distance of 160 feet to a corner; thence through said Lot No. 117, North 47 degrees 40 minutes 50 seconds East, a distance of 50 feet to line dividing said Lot No. 117 from Lot 116, same plan; thence by said dividing line North 42 degrees 19 minutes 10 seconds West, a distance of 160 feet to the point of beginning. Having a frontage of 50 feet on the easterly side of Cascade Road, and extending back from of equal width, a distance of 160 feet.

PARCEL TWO:

ALL that certain parcel or lot of land situate in the Fifth Ward of the Borough of Monaca, County of Beaver and Commonwealth of Pennsylvania, being a part of Lots 117 and 117 1/2 in the Colonial Land Company's Plan of Lots as recorded in Beaver County Court House in Plan Book Volume 2, page 110. Said parcel bounded and described as follows:

BEGINNING at a point on line between Lots 116 and 117 in said plan said point being 315 feet distant, as measured along line between said Lots 116 and 117 from the center line of Cascade (formerly Jefferson) Road, and said point also being common to Lots 114, 116 and 117 in said plan. Thence from said point of beginning along line between Lots 116 and 117, North 42 degrees 19 minutes 10 seconds West, 140 feet; thence through Lot 117 to a point in Lot 117 1/2, South 47 degrees 40 minutes 50 seconds West, 120 feet; thence through Lot 117 1/2, South 42 degrees 19 minutes 10 seconds East, 133 feet to a point on line between Lots 117 1/2 and 118 in said Colonial Plan, said point being distant 303.54 feet, as measured along line between said Lots 117 1/2 and 118 from the center line of Cascade Road; thence by line between Lots 117 1/2 and 118, South 82 degrees 39 minutes 20 seconds East, 59.46 feet to a point common to Lots 113, 114, 117 1/2, and 118 in said Colonial Plan; thence by line between Lots 114 and 117 1/2, North 07 degrees 20 minutes 40 seconds East, 59.13 feet to point common to Lots 114, 117 and 117 1/2 in said Colonial Plan; thence by line between Lots 114 and 117, North 47 degrees 40 minutes 50 seconds East, 36.47 feet to the point of beginning.

This description is made in accordance a survey prepared by Allegheny Land Surveying dated November 13, 2009, drawing No. 8903-B.

TITLE TO SAID PREMISES IS VESTED IN Kevin E. Anderson, married, by Deed from Antonette Mangin, widow, Dated 11/06/1999, Recorded 11/10/1959, in Book 768, Page 25.

Tax Parcel: 38-005-0624.000-01-1, 38-005-0623.002-01-1

Premises Being: 1235 Cascade Road a/k/a 1235, Cascade Road and 00000 Cherry Lane, Monaca, PA 15061-1027

PARCEL NO.: 38-005-0624.000-01-1, 38-005-0623.002-01-1

PLAINTIFF: WELLS FARGO BANK NA

VS

DEFENDANT: Kevin E. Anderson A/K/A Kevin Anderson

SALE ADDRESS: 1235 Cascade Road a/k/a 1235, Cascade Road and 00000 Cherry Lane, Monaca, PA 15061
PLAINTIFF ATTORNEY: PETER WAPNER, ESQ.
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