

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$81,991.52

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2006-11977 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 parcel or tract of land situate in the Township of New Sewickley, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of a 33 foot private roadway as established by a Plan of Survey made for Murray D. Haymond By Frank R. McCabe, registered Engineers, in June 1954, said point of beginning being at the northern end of the dividing line between Parcels 'C' and 'D' as shown on said Plan of Survey; thence South 35 degrees 29 minutes East, 662.26 feet to a point; thence South 20 degrees 42 minutes West, 89 feet to a point; thence South 88 degrees 30 minutes West, 162.72 feet to a point; thence North 46 degrees 00 minutes West, 718.33 feet to a point in the center line of said private roadway, North 59 degrees 42 minutes East, 35 feet to a point; thence along the same, South 77 degrees 49 minutes East, 104.80 feet to a point; thence along the same North 55 degrees 41 minutes East, 234.60 feet to a point, the place of beginning.

TOGETHER with an easement or right of way to use, in common with the parties of the first part, their heirs and assigns, the 33 foot private road shown on the aforementioned Plan of Survey prepared by Frank R. McCabe, Registered Engineer, (the center line of said private road being the northern boundary line of the above described premises) as a means of access to and exit from parcel 'D' herein conveyed.

SUBJECT TO all covenants, conditions, restrictions, easements, and rights of way as contained in prior instruments of record in the chain of title.

Title to said premises is vested in Paul W. Druschel, III and Barbara Vinroe, Joint Tenants with Rights of Survivorship, by Deed from Richard S. Taylor and Lara Mysliwiec Taylor, husband and wife, dated 02/24/2001, recorded 03/12/2001, in Deed Mortgage Inst# 3085272.

Tax Parcel: 69-165-0167.007

Premises Being: 102 Twin Creek Lane, Freedom, PA 15042-2804

PARCEL NO.: 69-165-0167.007

PLAINTIFF: BAYVIEW LOAN SERVICING LLC SUCCESSOR JPMORGAN CHASE BANK NA S/B/M CHASE HOME FINANCE LLC

VS

DEFENDANT: Paul W. Druschel, III and Barbara J. Vinroe

SALE ADDRESS: 102 Twin Creek Lane Freedom, PA 15042-2804

PLAINTIFF ATTORNEY: COURTENAY R. DUNN, 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