

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$72,120.68

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10542 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 PIECE, PARCEL OR LOT OF LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF WHITE, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 24 IN THE YOUNG HEIGHTS PLAN OF LOTS IN SAID TOWNSHIP, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER OF LOT NO. 23, SAME PLAN AND LOT HEREIN CONVEYED ON THE NORTH SIDE OF SECOND ALLEY; THENCE BY LINE OF LOT NO.23 IN A NORTHERLY DIRECTION 120 FEET TO THIRD STREET;

THENCE BY THIRD STREET, 34.7 FEET TO LAND NOW OR FORMERLY OF JEAN PATTERSON DAWSON;

THENCE BY LAND NOW OR FORMERLY OF JEAN PATTERSON DAWSON IN A SOUTHERLY DIRECTION 121 FEET TO SECOND ALLEY;

THENCE BY SECOND ALLEY 19 FEET TO THE PLACE OF BEGINNING.

UNDER AND SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD.

BEING KNOWN AND NUMBERED AS 2407 BURGESS STREET, BEAVER FALLS, PA 15010.

PARCEL No. 78-003-0427.000

BEING THE SAME PREMISES WHICH JOHN S. HORVATH AND TRACY L. HORVATH, HUSBAND AND WIFE, BY DEED DATED MARCH 22, 2006 AND RECORDED MARCH 29, 2006 IN AND FOR BEAVER COUNTY, PENNSYLVANIA, AS INSTRUMENT #3265888, GRANTED AND CONVEYED UNTO WALLACE G. MARSH AND TINA L. ASHBAUGH.

PARCEL NO.: 78-003-0427.000

PLAINTIFF: US BANK NATIONAL ASSOCIATION (AS TRUSTEE)

VS

DEFENDANT: WALLACE G. MARSH AND TINA L. ASHBAUGH

SALE ADDRESS: 2407 BURGESS STREET Beaver Falls, PA 15010

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