

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$86,562.56

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-11944 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 LOCATED IN WHITE TOWNSHIP, BEAVER COUNTY, COMMONWEALTH OF PENNSYLVANIA.

BEGINNING AT A POINT ON THE WESTERLY LINE OF A FORTY-FOOT STREET WHICH BEGINNING POINT IS SOUTH 16° FIFTEEN (15) MINUTES EAST, NINETY (90) FEET ALONG THE SAID WESTERLY LINE FROM THE INTERSECTION POINT OF THE SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF ORCHARD STREET;

THENCE FROM THE SAID PLACE OF BEGINNING, BY THE SAID WESTERLY LINE OF THE SAID STREET SOUTH 16° FIFTEEN (15) MINUTES EAST, SIXTY-SEVEN (67) FEET TO AN IRON PIN AT THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ALBERT YOUNG HEREINAFTER RECITED;

THENCE BY LANDS NOW OR FORMERLY OF CHARLES CAUGHEY, SOUTH 73° FORTY-FIVE (45) MINUTES WEST, ONE HUNDRED TEN (110) FEET TO A POINT;

THENCE BY OTHER LANDS NOW OR FORMERLY OF ALBERT YOUNG NORTH 16° FIFTEEN (15) MINUTES WEST, SIXTY-SEVEN (67) FEET TO A POINT

THENCE BY THE SAME LANDS, NORTH 73° FORTY-FIVE (45) MINUTES EAST, ONE HUNDRED TEN (110) FEET TO A POINT, AT THE PLACE OF BEGINNING, SAID LOT HEREIN CONVEYED FRONTING SIXTY-SEVEN (67) FEET ON THE SAID FORTY (40) FOOT STREET AND EXTENDING BACK THEREFROM OF EVEN WIDTH, A DISTANCE OF ONE HUNDRED TEN (110) FEET.

COMMONLY KNOWN AS 2611 DEHELLIS STREET, BEAVER FALLS, PA 15010 PARCEL NO. 78-003-0239.002-01-1

BEING TAX PARCEL ID NO. 78-003-0239.002-01-1

BEING KNOWN AND NUMBERED AS: 2611 Dechellis Street, Beaver Falls, PA 15010

BEING the same premises which JOHN PAUL BERNAUER AND SARAH M. BERNAUER, HIS WIFE, by Deed dated July 1, 2008 and recorded July 14, 2008 in and for Beaver County, Pennsylvania in Document Number 3327565, granted and conveyed unto ANDREW LARGE.

PARCEL NO.: 78-003-0239.002-01-1

PLAINTIFF: WELLS FARGO BANK NA

VS

DEFENDANT: ANDREW LARGE

SALE ADDRESS: 2611 DEHELLIS 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