

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$36,953.95

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11121 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 ground situate in the Township of Harmony, Beaver County, Pennsylvania, being all of Lot No. 36 in Kroker Plan of Lots, recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 4, Pages 158 to 159. which said Kroker Plan is Revision of Kroker Plan No. 1, bearing date of September 1992, and recorded in the Recorder's Office of Beaver County, Pennsylvania, on October 7, 1992 in Plan Book Volume 4, Page 146.

HAVING THEREON ERECTED A DWELLING HOUSE KNOWN AS: 36 FOREST ROAD AMBRIDGE, PA 15003

PARCEL: 64-008-0329.000

BEING THE SAME PREMISES WHICH Ronald H. Shento and Beatrice Shento, husband and wife, by Deed dated 09/10/2004 and recorded 09/30/2004 in Beaver County Instrument No. 3221323, granted and conveyed unto Jeremy S. Phipps.

The said Jeremy S. Phipps died Intestate on July 11, 2014. On July 23, 2014 Letters of Administration were granted to Marjory M. Phipps under Beaver County File No. 4-14-0761. The heirs of Jeremy S. Phipps are the real owners of the property. Their interest is represented by the Administratrix.

UNDER AND SUBJECT to Right of Way Easement as recorded in Beaver County Instrument No. 3264198.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

PARCEL NO.: 64-008-0329.000

PLAINTIFF: US BANK NATIONAL ASSOCIATION AS TRUSTEE PENNSYLVANIA HOUSING FINANCE AGENCY
VS

DEFENDANT: MARJORY M. PHIPPS, DECEASED, ETAL ADMINISTRATRIX OF THE ESTATE, JEREMY S. PHIPPS

SALE ADDRESS: 36 FOREST ROAD Ambridge, PA 15003

PLAINTIFF ATTORNEY: LEON P. HALLER, 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