

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$111,970.11

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10424 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 lot of land situate in the Second Ward of the Borough of Monaca, Beaver County, Commonwealth of Pennsylvania. being Lot No. 9 in the Gilbert Trumpeter Second Plan of Lots as recorded in the Recorders Office of Beaver County, Pennsylvania in Plan Book Volume 1, Page 8 (erroneously omitted from prior deeds) and bounded and described as follows:

NORTH by Maple Alley; East by Twelfth Street; South by Virginia Avenue and West by Lot No.10, same plan. Fronting fifty (50) feet on Virginia Avenue and extending back therefrom of even width one hundred (100) feet to Maple Alley.

BEING PARCEL #35-003-0218.000-01-1

BEING THE SAME PREMISES which Henry M. Adamek and Carol Adamek, husband and wife, by Deed dated 12/22/2009 and recorded 12/30/2009 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Instrument No. 3357992, granted and conveyed unto Stephen John Kopylcheck and Paula J. Wilson, husband and wife.

PARCEL NO.: 35-003-0218.000-01-1

PLAINTIFF: PHH MORTGAGE CORPORATION

VS

DEFENDANT: Stephen J. Kopylcheck and Paula J. Wilson

SALE ADDRESS: 1199 VIRGINIA AVENUE Monaca, PA 15061

PLAINTIFF ATTORNEY: CHRISTOPHER A. DENARDO, 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