

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$72,372.56

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10632 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**

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**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.**

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ALL THAT CERTAIN Lot or piece of ground situate in the City of Aliquippa, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 277 in Hall Plan of Lots laid out by Woodlawn Land Company and recorded in the Recorder's Office of said County in Plan Book, Vol. 3, Pages 156 and 157, bounded and described as follows;

BEGINNING on the Southerly line of McMinn Street at the dividing line between Lots Nos. 277 and 278 as shown on the said plan; thence by said Southerly line of McMinn Street, Eastwardly 32 foot to line of Lot No.276 in said plan; thence by line of Lot No.276 aforesaid. Southwardly 108.089 feet to line of Lot No.284 in said plan; thence by line of Lot No. 284 aforesaid and continuing by line of Lot No. 283 in said plan Eastwardly 33.516 feet to line of Lot No. 278 in said plan; thence by line of Lot No.278 aforesaid, Northwardly 108 feet to the Southerly line of McMinn Street at the PLACE OF BEGINNING.

BEING designated as Parcel # 08-043-0904-000-1 by appropriate taxing authorities.

BEING erected thereon a dwelling commonly known and numbered as 1909 MCMINN STREET, ALIQUPPA, PA 15001.

SUBJECT to rights of way, easements, restrictions, reservations and exceptions as set forth in prior instruments of record.

BEING the same premises which SARAH M. BERRYMAN, widow, by Deed dated February 18, 1983 and recorded on or around February 23, 1983 in the Recorder's Office in and for Beaver County in Book Volume 1193, Page 630, granted and conveyed unto LILLIAN M. BERRYMAN, unmarried.

**PARCEL NO.: 08-043-0904-000-1**

PLAINTIFF: CIT Bank, N.A. f/k/a One West Bank N.A.

VS

DEFENDANT: William Myers, Known Surviving Heir of Lillian M. Berryman, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Lillian M. Berryman, Deceased Mortgagor and Real Owner

SALE ADDRESS: 1909 MCMINN STREET City of Aliquippa, PA 15001

PLAINTIFF ATTORNEY: TERENCE J. McCabe, Esq.

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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**