

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$152,073.15

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11060 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, January 5th, 2015**

**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 land situate in the City of Aliquippa (formerly the Borough of Aliquippa), County of Beaver, and Commonwealth of Pennsylvania, being designated as Lot No. 191 in a plan of lots laid out by Aliquippa Homes Incorporated and known as the Cooper Heights Plan of Lots as said plan is of record in the Recorder's Office of Beaver County in Plan Book Volume 6, page 80 to 84, inclusive.

EXCEPTING AND RESERVING the parcel conveyed to Aliquippa Hospital Association by deed dated September 9, 1955 and recorded March 1, 1956 in Deed Book Volume 696, page 271.

ALSO, ALL that certain piece, parcel or lot of land situate in the City of Aliquippa (formerly the Borough of Aliquippa), County of Beaver, and Commonwealth of Pennsylvania, being part of Lot No. 190 in the Cooper Heights Plan of Lots, as said plan is recorded in the recorder's Office of Beaver County in Plan Book Volume 6, pages 80 to 84, inclusive, said part lot being more fully bounded and described as follows, to-wit:

BEGINNING on the northerly line of Calvert Street in the Cooper Heights Plan of Lots at the dividing line between Lots No. 190 and 191; thence along the dividing line last mentioned, North 23° 41' West for a distance of 146.74 feet to a point; thence by other land now or formerly of Aliquippa Hospital Association, South 29° 22' 43" West for a distance of 25.02 feet to a point; thence by a line parallel to the dividing line between Lots No. 190 and 191 in said plan, and 20 feet distant therefrom South 23° 41' East for a distance of 132.02 feet to a point; thence in a northeasterly direction by a curve to the right having a radius of 645 feet for a distance of 20.01 feet to the point, the place of beginning .

Title is vested in FRANK UNIS and DOLORES UNIS, husband and wife by deed from CIPRIANO J.N ERO AND TERESSA NERO, HUSBAND AND WIFE dated December 29, 1952 and recorded April 10, 1953 in Deed Book 651, Page 394. ALSO BEING the same premises conveyed to Frank Unis and Dolores Unis, his wife by deed of Aliquippa Hospital Association dated August 5, 1955 and recorded in the Recorder's Office of Beaver County, Pennsylvania, on September 20, 1956, in Deed Book Volume 704, page 465. The said FRANK UNIS departed this life thereby vesting title in DOLORES UNIS by operation of law, thereafter Dolores Unis died on July 12, 2013 thereby vesting title in Frank P. Unis, Jr., Administrator of the Estate of Dolores Unis, Deceased Mortgagor and Real Owner by operation of law.

Map and Parcel ID: 08-050-1101.000

BEING KNOWN AS: 2404 Calvert Street, Aliquippa, Pennsylvania 15001.

**PARCEL NO.: 08-050-1101.000**

PLAINTIFF: SUN WEST MORTGAGE COMPANY INC

VS

DEFENDANT: DOLORES UNIS, FRANK P. UNIS JR., ADMINISTRATRIX OF ESTATE

SALE ADDRESS: 2404 Calvert Street Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Terrence 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**