

Sheriff Sale of Real Estate

SALE NO. 8

DEBT \$44,787.25

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11532-2007 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Wednesday, January 9th, 2007

AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULED 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 THOSE TWO (2) certain parcels of land situate in the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

PARCEL 1:

COMMENCING at a point on the north line of the right of way of the Homewood and New Galilee Township Road where the said north line intersects the boundary line between the lands now or formerly of the said William M. McKim and lands of A. F. Grine; thence along said "North Line"

Three Hundred and Four and Three-tenths (304.3) feet to a point on said line; thence northeasterly along a line at right angles to said "North Line" (along lands now or formerly of R. D. McKim according to the Reed Subdivision as recorded in Beaver County Plan Book Volume 19, Page 91), Two Hundred Eighty-six and Twenty-five Hundredths (286.25) feet to a point on the boundary line between the lands now or formerly of the said William M. McKim and A. F. Grine; thence South along said division line Four Hundred Twenty and Five-tenths (420.5) feet to the place of BEGINNING.

CONTAINING One (1) acre.

BEING TAX PARCEL NO. 53-102-0224.000 in the tax assessment records for said county, with a mailing or street address of 340 Foxwood Road, Wampum, PA 16157.

PARCEL 2:

BEING Lot No. 1 of the Reed Subdivision as recorded in Beaver County Plan Book Volume 19, Page 91.

TOGETHER WITH all right, title and interest of William W. McKim and Florence V. McKim a.k.a Verna F. McKim to and of such land lying between the northerly right-of-way line of Foxwood Road (identified as Foxwood Drive on a prior deed) as shown on said Reed Subdivision as a Fifty (50) foot

wide right-of-way, to the northerly right-of-way line of said Foxwood Road which now in fact exists as a Thirty-three (33) feet wide public road of the Borough of Big Beaver, subject however, to the right of the said Borough of Big Beaver to accept said area of land as part of its public streets.

UNDER AND SUBJECT to the Forty (40) foot building line as shown on said Reed Subdivision.

UNDER AND SUBJECT to the license agreement between Bruce Reed and Velma Schlosser.

UNDER AND SUBJECT to all prior rights-of-way, easements, coal and gas severances and all rights, incidental thereto as may appear of record.

BEING TAX PARCEL NO. 53-112-0229 in the Tax Assessment records for said county, with a mailing or street address of Foxwood Road, Wampum, PA 16157.

BEING THE SAME PREMISES which William W. McKim and Florence V. McKim a/k/a Verna F. McKim, husband and wife, by Deed dated July 25, 2002 and recorded August 1, 2002 in the Recorder's Office in and for Beaver County in Instrument No. 3135863, granted and conveyed unto Michael A. Sallèse and Leslie Sallèse, husband and wife.

AND BEING part of the same premises which Michael Anthony Sallèse a/k/a Michael A. Sallèse, acting by Leslie A. Sallèse, his agent, and Leslie A. Sallèse, by Deed dated June 25, 2005 and recorded June 30, 2005 in the Recorder's Office in and for Beaver County in Instrument No. 3243645, granted and conveyed unto Leslie A. Sallèse. AND THE SAID Leslie A. Sallèse departed this life on December 10, 2005, whereupon title to such premises passed to her estate by operation of law. LETTERS OF ADMINISTRATION were granted unto the said Michael A. Sallèse a/k/a Michael Anthony Sallèse on February 1, 2006.

UNDER AND SUBJECT to any rights, covenants, conditions, agreements, reservations, exceptions, restrictions, and easements appearing of record; and to any state of facts an accurate survey would show.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any.)

NOTICE - THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT TO PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HERETO TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

PARCEL NO.: 53-102-0224.000 ; 53-112-0229

PLAINTIFF: Countrywide Home Loans, Inc.

VS

DEFENDANT: Michael A. Sallese a/k/a Michael Anthony Sallese,
Individually & as Administrator of the Estate

SALE ADDRESS: 340 Foxwood Road Borough of Big Beaver Wampum, PA 16157-2408

PLAINTIFF ATTORNEY: Terrence J. McCabe, Esquire

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 Felix A. Deluca, Jr.