

Sheriff Sale of Real Estate

SALE NO. 10

DEBT \$64,175.51

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10512-2006 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, September 15th, 2008

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 that certain piece of land lying in the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. Seven (7) in Lewis Reno's Third Subdivision in the Borough of Rochester, bounded and described as follows:

On the Northeast by other part of Lot No. Seven (7); on the southeast by East Madison Street; on the Southwest by New York Avenue and on the Northeast by other part of Lot No. Seven (7), said parcel having a frontage of 35.9 feet on New York Avenue and extending back therefrom of even width between parallel lines 104 feet to other part of said Lot No. Seven (7).

The concrete walk between the within described property and the property on the Northwest thereof is for use in common of the respective owners thereof, their heirs, executors and assigns.

T.P. 48-001-0904.000

BEING the same premises which Donna Marie Holmes and Shelly Ruth Holmes a/j/t/w/r/s, by Deed dated May 26, 1998 and recorded in the Beaver County Recorder of Deeds Office on May 28, 1998 in Book 1828, Page 360, granted and conveyed unto Donna Marie Holmes, a married woman and Shelly Ruth Holmes and Louis P. Campisi, wife and husband.

PARCEL NO.: 48-001-0904-000

PLAINTIFF: HSBC Bank USA, N.A.

VS

DEFENDANT: Shelly R. Holmes aka Shelly Ruth Holmes, Louis P. Campisi, Donna Marie Holmes aka Donna M. Holmes

SALE ADDRESS: 369 New York Avenue Rochester, PA 15074

PLAINTIFF ATTORNEY: Michael J. Clark

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