

Sheriff Sale of Real Estate

SALE NO. 28

DEBT \$172,768.84

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2001-11615 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 lot or piece of ground situate in the Borough of Rochester County of Beaver and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING on the North by land now or formerly of Thomas Hays; on the East by land now or formerly of Elizabeth Noss; on the South by Case Street; and on the West by land now or formerly of Hannah Roth, having a frontage of 98 feet, more or less, on Case Street, and extending back therefrom along the Western side of said Lot, 45 feet, more or less, and along the Eastern side of said lot, 100 feet, to land now or formerly of Thomas Hays aforesaid, and having a frontage along land of said Hays of 83 feet, more or less with appurtenances.

SUBJECT to and together with any all oil and gas leases, the sale of coal and mining rights and all rights relating thereto, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, encroachments, association fees and/or dues, if any, etc, as the same may be contained in prior instruments of record, set forth in the recorded plan and/or shown on a survey of the property.

TAX PARCEL #: 49-001-1607

PROPERTY address: 480 CASE STREET, ROCHESTER, PA 15074

PARCEL NO.: 49-001-1607

PLAINTIFF: WASHINGTON MUTUAL BANK, SUCESSOR BY MERGER TO LONG BEACH MORTGAGE COMPANY
VS

DEFENDANT: MARK A. WHITTINGTON

SALE ADDRESS: 480 Case Street Rochester, PA 15074

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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