

# *Sheriff Sale of Real Estate*

SALE NO. 34

DEBT \$44,836.28

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11397-2008 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, October 20th, 2008**

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

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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.

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ALL that certain piece or parcel of land lying and being situate in the Third Ward of the City of Beaver Falls (formerly Borough of Beaver Falls), County of Beaver and Commonwealth of Pennsylvania, being the southern part of Lot No. 752 in the Economy Plan of Lots in said City, bounded and described as follows, to wit:

ON the North by other part of Lot No. 752; on the East by Grant Alley; on the South by Lot No. 753 and on the West by Fourth Avenue, said part of lot having a frontage of 21 1/2 feet on said Fourth Avenue and extending back therefrom of equal width 145 feet to Grant Alley aforesaid.

BEING known as 1316 4TH AVENUE, BEAVER FALLS, PA 15010

BEING THE SAME PREMISES which Lee R. Smith and Catherine A. Smith, by Indenture dated October 8, 2003 and recorded October 17, 2003 in the Office of the Recorder of Deeds in and for Beaver County in Instrument No. 3187355 granted and conveyed unto Lee R. Smith, a single man.

**PARCEL NO.: 03-002-0717.000-01-1**

PLAINTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: LEE R. SMITH

SALE ADDRESS: 1316 4TH AVENUE BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: Gregory Javardian, Esquire

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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**