

# *Sheriff Sale of Real Estate*

SALE NO. 25

DEBT \$27,045.98

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11756-2008 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, November 17th, 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 LOT OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF MIDLAND, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 422 IN THE MIDLAND PLAN "A", SITUATE ON THE SOUTHERLY SIDE OF PENN AVENUE, HAVING A FRONTAGE ON SAID PENN AVENUE OF 36 FEET AND EXTENDING BACK A DISTANCE OF 125 FEET TO A LINE AND PRESERVING AN EVEN WIDTH THROUGHOUT, HAVING ERECTED THEREON A TWO-STORY FRAME DWELLING.

SUBJECT, NEVERTHELESS, TO THE RESERVATIONS AND RESTRICTIONS MENTIONED, DECLARED AND CREATED BY THE MIDLAND PLAN "A", AND IN THE INSTRUMENT OF WRITING REFERRED TO IN THE ADOPTION OF SAID PLAN FOR WHICH SEE PLAN BOOK, VOLUME 1, PAGES 278 AND 279, AND MISCELLANEOUS BOOK, VOLUME 4, PAGE 176, IN THE RECORDER'S OFFICE OF BEAVER COUNTY AFORESAID, AND

EXCEPTING ALSO THEREFROM AND THEREOUT ALL THE OIL AND GAS IN AND UNDER SAID LOT AND PREMISES.

BEING TAX PARCEL NO. 33-005-0820.000

**PARCEL NO.: 33-005-0820.000**

PLAINTIFF: NATIONAL CITY MORTGAGE, INC., F/K/A NATIONAL CITY MORTGAGE CO., F/K/A NATIONAL CITY BANK OF PENNSYLVANIA

VS

DEFENDANT: Unknown Heirs of Margaret Breeden, Deceased, KATHERINE MILNES, Solely in Her Capacity as Heir of Margaret Breeden, Deceased

SALE ADDRESS: 612 Penn Avenue Midland, PA 15059

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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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**