

# *Sheriff Sale of Real Estate*

SALE NO. 4

DEBT \$46,937.11

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11831-2009 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, January 4th, 2010**

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

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**NOTICE IS HEREBY GIVEN THAT A SCHEDULE 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, parcel or lot of land situate in the Fifth Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No.4 in J.H Ohheman's subdivision of lots 9 and 10 in the Addition of Economy Plan, see Plan Book Volume 1, page 81.

PARCEL #: 05-002-0902.000.

**PARCEL NO.: 05-002-0902.000-01-1**

PLAINTIFF: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RASC 2003KS4

VS

DEFENDANT: RUTH A. BECK, AARON E. CHANNELLS, III, Solely in His Capacity as Heir of the Estate of Melanie Channells, Deceased

SALE ADDRESS: 1701 4th Avenue Beaver Falls, PA 15010

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**