

# *Sheriff Sale of Real Estate*

SALE NO. 22

DEBT \$86,538.80

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12510-2009 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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**PARCEL NO.: 76-007-0107.000-01-1**

**PLAINTIFF: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA8 MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-OA8**

**VS**

**DEFENDANT: NANCY B. WATSON, STEVEN L. WATSON  
SALE ADDRESS: 546 Virginia Avenue Rochester, PA 15074  
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**