

Sheriff Sale of Real Estate

SALE NO. 46

DEBT \$87,620.81

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12451 CV 09 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

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.

?All that certain property situated in the TOWNSHIP of NEW SEWICKLEY, in the County of BEAVER, -COMMONWEALTH OF PENNSYLVANIA, and being described as follows: 69-145-0225-004. Being more fully described in a deed 05/09/97 and recorded 05/15/97, among, the land records County and State set forth above, in Deed Volume 1766 Page 184.

?BEGINNING at a point in the center line of State Route No. 989, more commonly called Glen Eden Road, where the name is intersected by the dividing line between the lands herein conveyed and lands now of Kenneth E. Leonard, et ux; thence along the center line of State Route No. 989, commonly called Glen Eden Road, North 54' 6" West, a distance of 372 feet to a point; thence South 35' 54" West, 166.10 feet to a point fifteen (.15) from the Northerly line of the right of way if the Pennsylvania Turnpike commission; thence South 45' 2" East, to a point 122 feet, more or less, to the line dividing herein conveyed and land of Kenneth E. Leonard, et ux, thence due East along the dividing line between the lands herein conveyed and lands conveyed and lands of Kenneth E. Leonard, et ux, a distance of 315 feet to the railroad spike at the place of the beginning.

Property address: 210 Glen Eden Road, Rochester, Pa 15074

BEING THE SAME PREMISES which Michael Winkle and Marquette Winkle, husband and wife by Deed dated 09/15/03 and recorded 09/23/03 in Document# 3184257, conveyed unto Michael Winkle and Marquette Winkel, husband and wife.

PARCEL NO.: 69-145-0225.004-01-1

PLAINTIFF: FIDELITY BANK

VS

DEFENDANT: MARQUETTE WINKLE, MICHAEL J. WINKLE

SALE ADDRESS: 210 Glen Eden Road 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