

Sheriff Sale of Real Estate

SALE NO. 48

DEBT \$83,506.64

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12652-2009 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, July 12th, 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 piece, parcel or lot of land being situate in the Second Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being a portion of Lot No. 802 in the Ambridge Land Company's Plan of Ambridge, recorded in the Recorder's Office in and for the County of Beaver in Plan Book Volume 1, page 210, being more particularly bounded and described as follows, to-wit:

Beginning at a point on the Easterly line of Maplewood Avenue at the dividing line between Lots Numbered 802 and 803, said Plan; thence by said dividing line North 60 degrees 16 minutes East, a distance of 64 feet to a point on line of lands now or formerly of Pauline Stanovich, thence along said lands now or formerly of Stanovich, South 29 degrees 44 minutes East, a distance of thirty feet to a point on the dividing line between Lots Numbered 801 and 802 in said Plan; thence by said dividing line South 60 degrees 16 minutes West, a distance of 64 feet to a point on the Easterly line of Maplewood Avenue thence along said line of Maplewood Avenue, North 29 degrees 44 minutes West, a distance of 30 feet to a point at the beginning.

Parcel No. 10-002-0502.000

Being known as 654 Maplewood Avenue, Ambridge, PA 15003

PARCEL NO.: 10-002-0502.000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY ON BEHALF OF THE CERTIFICATE HOLDERS
GSAMP TRUST 2005-HE3, MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2005-HE3.

VS

DEFENDANT: COURTNEY HOWER

SALE ADDRESS: 654 Maplewood Avenue Ambridge, PA 15003

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