

Sheriff Sale of Real Estate

SALE NO. 62

DEBT \$67,885.67

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11948-2009 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

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 situate in the Fourth Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being lot numbered 536 in Charles A. Dickson Plan No. 12, as recorded in the Office of the Recorder of Deeds of Beaver County in Deed Book Volume 255, Page 430, bounded and described as follows:

On the North by Lot numbered 537 in same plan; on the East by Linden Alley; on the South by lot numbered 535 in same plan; and on the West by Duss Avenue. Said lot having a frontage of 30 feet on Duss Avenue and extending back therefrom of even width, 110 feet to the West line of Linden Alley.

Having erected thereon a dwelling house known as 1808 Duss Avenue.

Tax Parcel No. 12-007-0402-000-01-1.

BEING THE SAME PREMISES which Jane Ross and Susan K. Lench, Co-Executrices of the Estate of Calvin T. Carmack aka Calvin Theodore Carmack aka Calvin Carmack, deceased, by Deed dated July 2, 1998 and recorded July 20, 1998, in the Office for the Recorder of Deeds in and for the County of Beaver, in Deed Document No. 3004957, granted and conveyed unto the William J. Heitman, a single person, Christine M. Steinmetz, a single person; and Robert A. Smith, a single person, as joint tenants with the right of survivorship, in fee.

PARCEL NO.: 12-007-0402.000-01-1

PLAINTIFF: The Bank of New York Trust Co, N.A, as Trustee for the registered holders of the ACE Securities Corp. Home Equity Loan Trust, Series 2003-NC1, Asset Backed Pass-Through Certificates

VS

DEFENDANT: Robert A. Smith, William J. Heitman, Christine M. Steinmetz

SALE ADDRESS: 1808 Duss Avenue Ambridge, PA 15003

PLAINTIFF ATTORNEY: Leslie J. Rase, Esq.

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