

Sheriff Sale of Real Estate

SALE NO. 30

DEBT \$89,076.30

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10243-2010 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, June 7th, 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 lot or piece of ground situate in the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a post on the northern line of Webster Street, 148 1/2 feet east of New York Avenue; thence eastwardly along said northern line of Webster Street, 33 1/2 feet to a point; thence northwardly on a line parallel with New York Avenue, 120 feet to an unnamed alley; thence westwardly along said unnamed alley, 33 1/2 feet to land of Frank C. Otto; thence southwardly along line of Frank C. Otto, 120 feet to the place of beginning.

Having a frontage of 33 1/2 feet on Webster Street and extending back therefrom of equal width 120 feet to said unnamed alley.

BEING known as 434 WEBSTER STREET, ROCHESTER, PA 15074

BEING THE SAME PREMISES which Bank One, NA by Deed dated May 9, 2003 and recorded May 20, 2003 in the Office of the Recorder of Deeds in and for Beaver County in Instrument No. 3167137 granted and conveyed to St. Clair Williams.

PARCEL NO.: 48-001-0407.000

PLAINTIFF: US BANK NA, ND

VS

DEFENDANT: ST. CLAIR WILLIAMS

SALE ADDRESS: 434 WEBSTER STREET ROCHESTER, PA 15074

PLAINTIFF ATTORNEY: Gregory Javardian, Esquire

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