

Sheriff Sale of Real Estate

SALE NO. 2

DEBT \$83,557.58

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11915-2009 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, May 9th, 2011

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 lying and being situate in the First Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 305 in the Patterson Plan of Lots, bounded and described as follows, to-wit:

?On the north by Lot No. 307 same plan; on the east by First Avenue, formerly Water Alley; on the south by Lot No. 303 in same Plan; and on the west by Second Avenue, formerly Front Street.

??Said Lot having a frontage of forty (40) feet, more or less, on said Second Avenue and extending back therefrom of even width one hundred fifty-five (155) feet, more or less, to First Avenue.

?Parcel/Tax I.O. Number: 01-003-0403.000-01-1

PROPERTY address: 828 2nd Avenue Beaver Falls, Pa 15010

Being the same premises which Luther and Laverne Miles by Deed dated 12/22/06 and recorded 02/07/07 in the Office of the Recorder of Deeds in and for Beaver County in Deed Instrument# 3290908 granted and conveyed unto Laverne Miles, surviving tenant by entireties.

PARCEL NO.: 01-003-0403.000-01-1

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR IXIS REAL ESTATE CAPITAL TRUST 2007-HE1

VS

DEFENDANT: LAVERNE MILES

SALE ADDRESS: 828 2nd Avenue Beaver Falls, PA 15010

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