

Sheriff Sale of Real Estate

SALE NO. 34

DEBT \$66,894.98

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11752-2010 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, 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 lot or piece of land situate in the Borough of Ambridge, Beaver County, Pennsylvania, being part of Lots numbered 302 and 301 in the Charles A. Dickson Plan #11, recorded in the Recorder's Office in plan Book Vol. 2 page 138, bounded and described as follows, to-wit;

BEGINNING at a point on the southern side of Kerr Street, said point of beginning being located North 75 deg. 44' 40" East a distance of 2 feet from line dividing lots #302 and 303 in said plan; thence from said point of beginning along the Southern side of Kerr Street, North 75 deg. 44' 40" East for a distance of 37.93 feet to a point; thence by other part of Lot #301, South 14 deg. 15' 20" East for a distance of 53.39 feet more or less to the property line of Sigmund Ostrowski et ux; thence South 80 deg. 0' West for a distance of 38.03 feet to a point on the line dividing property herein conveyed and property now or late of J. Georgicki thence by said dividing line, North 14 deg. 15' 20" West for a distance of 50.57 feet to a point the place of beginning.

Parcel# 11-006-0600.001

Property address: 824 Kerr Street, Ambridge, PA 15003

BEING THE SAME PREMISES which Terrance Edmondson and Jacqueline Ann Edmondson, husband and wife by Deed dated 10/18/00 and recorded 10/30/00 in 3076225, conveyed unto Jacqueline Ann Edmondson.

PARCEL NO.: 11-006-0600.001

PLAINTIFF: BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CERTIFICATEHOLDERS OF EMC MORTGAGE LOAN TRUST 2005-B, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-B

VS

DEFENDANT: JACQUELINE ANN EDMONDSON

SALE ADDRESS: 824 Kerr Street 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