

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$35,984.19

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10652-2010 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 12:00 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 or parcel or tract of land situate in the Second Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being the Western part of Lot No. 252 in Charles A. Dickson Plan No. II, recorded in the Recorder's Office of Beaver County, Pennsylvania in Plan Book Volume 2 at Page 138, bounded and described as follows, to-wit:

BEGINNING at a point on the Eastern line of Hill Alloy (said point of beginning being formed by the intersection of the dividing line between Lots Nos. 251 and 252, said Plan, with the said East line of Hill Alley); thence along the dividing line between Lots Nos. 251 and 252, South 82° 24' East, a distance of 50 feet; thence South 7° 36' West, a distance of 43.57 feet, more or less, to the dividing line between Lots Nos. 252 and 253, said Plan; thence along said dividing line, North 82° 20' 15" West, a distance of 50 feet to the East line of Hill Alley; thence by same, North 7° 36' East, a distance of 43.57 feet to a point, the place of beginning.

BEING THE SAME PREMISES BY DEED FROM JUDITH A. ALSKO AND RAYMOND B. ALSKO, WIFE AND HUSBAND; JACQUELINE MALINS AND FRED E. MALINS, WIFE AND HUSBAND; REBECCA PAVLIK, MARRIED; AND THERESA L. NEESE AND JAMES K. NEESE, WIFE AND HUSBAND DATED 01/12/2007 AND RECORDED 03/06/2007 IN INSTRUMENT # 3292682 GRANTED AND CONVEYED UNTO JOHN M. CLEAR AND GAYLE L. WESSEL-CLEAR, HUSBAND AND WIFE.

TAX PARCEL NO: 10-004-0388.000

BEING KNOWN AS 651 PINE STREET (REAR), AMBRIDGE PA 15003

PARCEL NO.: 10-004-0338.000

PLAINTIFF: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
VS

DEFENDANT: JOHN M. CLEAR, GAYLE L. WESSEL-CLEAR

SALE ADDRESS: 651 Pine Street (Rear) 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