

# *Sheriff Sale of Real Estate*

SALE NO. 3

DEBT \$46,949.91

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10791-2010 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, August 9th, 2010**

**AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

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**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.**

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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF DAUGHERTY, COUNTY OF BEAVER, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE RUSH CREEK ROAD 223 FEET, MORE OR LESS, SOUTHWESTERLY FROM THE INTERSECTION OF SAID ROAD AND A ROAD LEADING TO BLOCK HOUSE RUN; THENCE BY LANDS NOW OR FORMERLY OF JOHN YEAGER, SOUTH 48-1/2" EAST, 181.5 FEET TO AN IRON PIN; THENCE BY THE SAME, SOUTH 41-1/2" WEST, 240 FEET TO AN IRON PIN; THENCE BY THE SAME, NORTH 48-1/2" WEST, 181.5 FEET TO THE CENTER OF BRUSH CREEK ROAD; THENCE BY THE CENTER LINE OF SAID ROAD, NORTH 41-1/2" EAST, 240 FEET TO A POINT, THE PLACE OF BEGINNING. CONTAINING ONE ACRE OF LAND.

BEING DESIGNATED AS TAX MAP PARCEL: 59-134-023.000

SUBJECT TO PRIOR GRANTS AND RESERVATIONS OF COAL, OIL, GAS, MINING RIGHTS, AND TO RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS AND EXCEPTIONS AS SET FORTH IN PRIOR INSTRUMENTS OF RECORD.

BEING KNOWN AND NUMBERED AS 845 TULIP DRIVE, NEW BRIGHTON, PA, 15066.

BEING THE SAME PREMISES WHICH SHARAN D. MONTAGNA, UNMARRIED AND MICHAEL A. MONTAGNA AND ANN MONTAGNA, HUSBAND AND WIFE, BY DEED DATED APRIL 27, 2000 AND RECORDED MAY 3, 2000 IN AND FOR BEAVER COUNTY, PENNSYLVANIA, IN DEED BOOK VOLUME 3061880, PAGE , GRANTED AND CONVEYED UNTO MICHAEL A. MONTAGNA AND ANN MONTAGNA, HUSBAND AND WIFE.

**PARCEL NO.: 59-134-0230-000**

PLAINTIFF: RBS FINANCIAL PRODUCTS, INC

VS

DEFENDANT: MICHAEL A. MONTAGNA, ANN MONTAGNA

SALE ADDRESS: 845 TULIP DRIVE NEW BRIGHTON, PA 15066

PLAINTIFF ATTORNEY: Joel A. Ackerman

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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**