

Sheriff Sale of Real Estate

SALE NO. 47

DEBT \$40,271.10

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-11128 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

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 of land situate in the Township of Chippewa, County of beaver and Commonwealth of Pennsylvania, being Lot Numbered 7D in the Revised Plan of Valley View Farm Plan as laid out by W.W. Piper and S.W. Fullertown and being recorded in the Recorder?s Office of Beaver County in Plan Book Volume 4, page 177, bounded and described as follows:

Beginning at a point on Western Street as shown on said plan, which point is the dividing line between lot herein described and lot numbered 7C, same plan, thence North 85 degrees, 32? West, a distance of 60 feet to land now or formerly of H.E. Moon, thence by said land now or formerly of Moon, South 85 degrees 32? East, a distance of 180 feet to a point on the western line of Western Street; thence by the western line of said Western Street, South 4 degrees 28? West, a distance of 60 feet to the place of beginning, having a frontage of 60 feet on Western Street and extending back there from of equal width of 180 feet to lot numbered 9, same plan.

Parcel# 57-005-0219-000

Property address: 115 Western Avenue, Beaver Falls, PA 15010

BEING THE SAME PREMISES which Gary Masters and Linda Masters, husband and wife by Deed dated 09/03/98 and recorded 09/04/98 in 3009510, conveyed unto John Nicolette and Norma Gale Nicolette, husband and wife.

PARCEL NO.: 57-005-0219-000

PLAINTIFF: PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE COMPANY

VS

DEFENDANT: NORMA GALE NICOLETTE, JOHN P. NICOLETTE

SALE ADDRESS: 115 Western 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