

Sheriff Sale of Real Estate

SALE NO. 64

DEBT \$95,361.99

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11083-2010 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

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 Borough of Patterson Heights, County of Beaver and Commonwealth of Pennsylvania being Lot \"H\" in James M. May and John B. Reeves Subdivision of Lots 17 and 18 in D.O.C. Patterson Plan and also known as Lot Numbered 147 in H.C. Barker Plan, bounded and described as follows:

BEGINNING at a point on Fifth Street (formerly Second Avenue), said point being 64 feet westwardly from the west side of Sixth Avenue (formerly Fern Avenue), on the dividing line between the property herein conveyed and Lot No. 148 in said Barker Plan; thence along Fifth Street, North 89 deg. 52' West, a distance of 32.00 feet to a point on the dividing line between the within conveyed premises and Lot No. 146 in said Barker Plan; thence along said dividing line, North 0 deg. 08' East, a distance of 180.00 feet to a point on a twenty foot alley; thence along said alley, South 89 deg. 52' East, a distance of 32.00 feet to a point on the aforesaid dividing line with Lot No. 148 in said Barker Plan; thence along said dividing line, South 0 deg. 08' West, a distance of 180.00 feet to a point on Fifth Street, the place of beginning. This description is taken from a survey prepared by Albert E. Policaro, Sr., R.S., dated September 21, 2001.

Parcel# 45-001-1706-000

Property address: 606 5th Street, Beaver Falls, PA 15010

BEING THE SAME PREMISES which Matthew Noll by Deed dated 12/19/02 and recorded 01/02/03 in 3150978, conveyed unto Matthew Noll and Tammy Noll, husband and wife.

PARCEL NO.: 45-001-1706-000

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

VS

DEFENDANT: TAMMY NOLL, MATTHEW D. NOLL

SALE ADDRESS: 606 5th Street 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