

Sheriff Sale of Real Estate

SALE NO. 46

DEBT \$58,569.27

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10790-2010 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, September 13th, 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 parcel or lot of land situate in the Third Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point located 50 feet westwardly along the southerly line of Deer Lane from its intersection with the westerly line of Pennsylvania Avenue, thence southwardly, by line parallel with Pennsylvania Avenue and distant 50 feet westwardly therefrom, 120 feet to a point; thence westwardly, by line parallel with Deer Lane, 13 feet to lands now or formerly of Herman F. Acon, et ux., thence by said land of Acon northwardly, by line parallel with Pennsylvania Avenue, 24 feet to a point; thence by the same westwardly, by line parallel with Deer Lane, 12 feet to a point; thence by lands now or formerly of Pete Acon, et ux., Northwardly 96 feet to a point in the southerly line of Deer Lane, aforesaid; thence eastwardly along said line of Deer Lane, 25 feet to the point of beginning.

BEING the same premises which Jessie L. Bullock and Theresa Bullock, his wife, by Deed dated January 19, 2001 and recorded January 26, 2001 in the Office of the Recorder of Deeds of Beaver County, Pennsylvania, in Instrument Number 3082155 granted and conveyed unto DAVID MERCIER.

PARCEL NO.: 48-001-0416.000

PLAINTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: DAVID MERCIER A/K/A DAVID EUGENE MERCIER

SALE ADDRESS: 431 DEER LANE ROCHESTER, PA 15074

PLAINTIFF ATTORNEY: Gregory Javardian, Esquire

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