

Sheriff Sale of Real Estate

SALE NO. 4

DEBT \$81,205.19

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11802-2010 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, April 16th, 2012

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 of land in the Seventh Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 11 in the Sunrise Gardens Plan of Lots as recorded in the Recorder's Office of said County in Plan Book Volume 5, Page 130, and being more fully bounded and described therein as follows, to-wit:

Beginning at a point on the westerly side of College Avenue on the dividing line between Lots No. 11 and 12 in said Plan; thence along said side of College Avenue South 1 deg. 31' 30" East, a distance of forty-eight and thirty-five thousandths (48.035) feet to a point on the dividing line between Lots Nos. 10 and 11 in said plan; thence along the last mentioned dividing line South 86 deg. 22' West, a distance of one hundred twenty and sixteen hundredths (120.16) feet to a point on the Easterly side of a fifteen (15) foot alley; thence along said side of said alley North 3 deg. 38' West, a distance of forty-eight (48) feet to a point on the dividing line between Lots No. 11 and 12 in said Plan; and thence along the dividing line between Lots No. 11 and 12 North 86 deg. 22' East, a distance of one hundred twenty-one and ninety-three hundredths (121.93) feet to a point at the place of beginning.

TAX PARCEL #:07-003-0403.000

BEING KNOWN AS 3515 COLLEGE AVENUE, BEAVER FALLS PA 15010

PARCEL NO.: 07-003-0403.000

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

VS

DEFENDANT: ROBERT R. STANKO, JOANNE W. STANKO

SALE ADDRESS: 3515 College Avenue Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Michael T. McKeever.

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