

Sheriff Sale of Real Estate

SALE NO. 18

DEBT \$115,369.00

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10488-2014 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, October 6th, 2014

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.

Land Situated in the Township of Chippewa in the County of Beaver in the State of PA
BEING Lot No. 26 In A Plan Of Lots No. 1 Laid Out By Dora S. Schutte, Recorded In The Recorder's Of Deeds' Office In And For Said County Of Beaver In Plan Book Volume 7, Pages 16 And 17, Bounded And Described As Follows:

BEGINNING At A Point In The Center Line Of Skyline Drive; Thence Through An Iron Pin On The Westerly Line Of Said Skyline Drive And By Lot No. 27 In Said Plan, North Eighty-Seven (87) Degrees Twenty-Five (25) Minutes West, Two Hundred Ninety-Six And 24/100(296.24) Feet To A Point On The Westerly Line Of Said Lot No. 26; Thence Along Said Westerly Line Of Lot No. 26, North Zero (0) Degrees Forty-Six (46) Minutes East, Ninety-Nine And 34/100(99.34) Feet To A Point On The Dividing Line Between Lots No. 26 And 25 In Said Plan; Thence Along Said Dividing Line Between Lots No. 26 And 25 And Through An Iron Pin On The Westerly Line Of Skyline Drive, South Eighty-Seven (87) Degrees Twenty-Five (25) Minutes East, Three Hundred Ten And 49/100 (310.49) Feet To A Point In The Center Line Of Skyline Drive; Thence Along Said Center Line Of Skyline Drive, South Nine (9) Degrees Fifty-Five Minutes West, One Hundred And 0/100 (100.0) Feet To A Point At The Place Of Beginning.

COMMONLY known as: 126 Skyline Drive, Beaver Falls, PA 15010

BEING designated as Parcel Number 57-013-0123-000

PARCEL NO.: 57-013-0123.000

PLAINTIFF: BANK OF AMERICA, N.A.

VS

DEFENDANT: MARC DENELLE F/K/A MARC ALLAN NUNEZ

SALE ADDRESS: 126 Skyline Drive 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