

Sheriff Sale of Real Estate

SALE NO. 2

DEBT \$158,917.87

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11401-2013 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, February 9th, 2015

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 lot or piece of ground situate in the Township of Independence, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the center line of Pennsylvania State Legislative Route 04075, 33 feet in width, distant North 33° 54' 20" West, thereon 90.02 feet from the Northwesterly corner of land now or formerly of Joseph C. Butler, which point of beginning is also at the Northeasterly corner of property conveyed by Francis A. Smith, et ux., to Donald D. Miller; thence from said point of beginning South 71° 24' 09" West, along the Northerly line of property so conveyed unto Donald D. Miller, 772.28 feet to a point; thence North 18° 35' 51" West, 100 feet to a point on line of property conveyed by Francis A. Smith, et ux., to Arthur d. Tarquinio, by Deed recorded in the Recorder's Office of Beaver County in Deed Book Vol. 900, Page 310; thence North 71° 24' 09" East, along said last mentioned line, 727.7 feet more or less to the center line of said Pennsylvania State Legislative Route 04075; and thence South 33° 54' 20" East, along the center line of said Pennsylvania Legislative Route 04075, 103.68 feet to the point at the place of beginning.

Having erected thereon one story frame dwelling house.

PARCEL No. 66-001-0104-000

Being the same premises which Tobro, A Partnership, consisting of Joseph N. Tosh, II and James C. Tosh, by deed dated January 30, 2007 and recorded February 8, 2007 in Instrument Number 3290963, in the Office of the Recorder of Deeds in and for the county of Beaver, Pennsylvania, granted and conveyed unto Doreen F. Metcalf and Jeffery A. Metcalf, wife and husband.

PARCEL NO.: 66-001-0104.000

PLAINTIFF: Bank of America, National Association successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: Doreen F. Metcalf, Jeffrey A. Metcalf

SALE ADDRESS: 175 Thompson Hill Road Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Bradley J. Osborne, Esq.

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