

Sheriff Sale of Real Estate

SALE NO. 4

DEBT \$82,796.38

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11648-2014 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, March 23rd, 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 piece of land situate in the Township of Harmony, County of Beaver and Commonwealth of Pennsylvania, being known and designated as Lot No 5 in Block No. 6 in the Plan of Lots called "Byersdale", as recorded in the Office of the Recorder of Deeds in and for the County of Beaver, Pennsylvania, in Plan Book Volume 4, Pages 144, said lot being more particularly bounded and described as follows, to-wit:

BEGINNING on the southerly side of Anthony Wayne Drive at the line dividing Lots No.4 and 5 in said Block, distant measured along Anthony Wayne Drive, 200 feet Eastwardly from Duss Avenue; thence North 88 degrees 27minutes 08Seconds East along Anthony Wayne Drive, 40 feet to line dividing Lots No. 5 and 6 in said Block; thence along said last mentioned dividing line, South 0 deg.. 32 minutes 52 Seconds East, a distance of 181.46 feet to line of property now or formerly of The Ambridge Land Company; thence North 59 degrees 36 minutes 35 Seconds West along line of Ambridge Land Company, a distance of 46.64 feet to the line dividing Lots No. 4 and 5 in said Block aforesaid; and thence along said last mentioned dividing line, North 0 degrees 32 Minutes 52 Seconds West, a distance of 157.49 feet to Anthony Wayne Drive at the place of beginning.

Tax/Parcel ID: 64-010-0847.000

BEING KNOWN AS: 722 Anthony Wayne Drive, Baden, PA 15005

PARCEL NO.: 64-010-0847.000

PLAINTIFF: M&T BANK

VS

DEFENDANT: VALERIE C. VANDYKE

SALE ADDRESS: 722 Anthony Wayne Drive Baden, PA 15005

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