

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$38,736.83

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014- 11477 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, May 18th, 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, parcel or lot of land lying and being situate in the Third Ward of the Borough of New Brighton, County of Beaver and commonwealth of Pennsylvania being part of Lot No. 161 in the General Plan of said Borough, bounded and described as follows, to wit:

ON the North by land now or formerly of the Heirs of Ellis G. Hamer; on the East by Eighth Avenue; on the South by land now or formerly of Joseph Colbert; on the West by Allegheny Street. Said lot having a frontage of 30 feet on Eighth Avenue and extending back of even width to Allegheny Street.

SOLID WASTE, as defined by the Solid Waste Act of 1980, is not presently being disposed, or has ever been disposed, on the property being conveyed by the Grantor or to the Grantor's actual knowledge.

UNDER AND SUBJECT to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

BEING the same premises conveyed to the grantors herein by deed of John D. Stewart, Jr. and Denise A. Stewart, husband and wife, dated January 6, 1994 and recorded January 7, 1994 in DBV 1558, page 464.

TITLE TO SAID PREMISES IS VESTED IN Heather D. Proya, married, by Deed from Scott E. Nail and Sandra J. Nail, h/w, dated 05/30/2000, recorded 05/31/2000 in Instrument Number 3064095.

Tax Parcel: 41-002-1003.000

Premises Being: 806 8th Avenue, New Brighton, PA 15066-1519

PARCEL NO.: 41-002-1003.000

PLAINTIFF: PENNYMAC LOAN SERVICES INC

VS

DEFENDANT: HEATHER D. PROYA

SALE ADDRESS: 806 8th Avenue New Brighton, PA 15066-1519

PLAINTIFF ATTORNEY: Michael Dingerdissen, 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