

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$165,250.02

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10360 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, July 13th, 2015**

**AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

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**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.**

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All that certain piece, parcel or tract of land lying and being situate in the Township of Darlington, County of Beaver, and Commonwealth of Pennsylvania bounded and described as follows to wit:

**BEGINNING** at a point formed by the intersection of the North right of way line of the Alliance Brick Company and the Eastern line of a twenty five (25) foot roadway extending from Old State Route 51, known as Darlington-East Palestine Road; thence along the Eastern line of said twenty-five (25) foot roadway in a Northerly direction one hundred thirty-five and 69/100 (135.69) feet to a point at other lands of Carl W. Dillon; thence by other lands of said Carl W. Dillon North eighty-five (85) degrees fifty seven (57) minutes East, one hundred nineteen (119) feet to a point of lands now or formerly of Leonard Boston; thence by lands now or formerly of Leonard Boston South four (4) degrees, four (4) minutes East, one hundred thirty five (135) and 69/100 feet to the North right a way line of the Alliance Brick Company; thence by said North right of way line of the Alliance Brick Company, South eighty five (85) degrees fifty-seven (57) minutes West, one hundred nineteen (119) feet to the eastern line of the aforesaid twenty five (25) foot roadway, the place of beginning.

Together with the right of ingress, egress, and regress over, in and along the aforesaid twenty five (25) foot roadway extending from Old State Highway Route 51, known as the Darlington- East Palestine Road, and along the Western line of the premises herein described.

TITLE TO SAID PREMISES IS VESTED IN Pamela K. Wiley and Lloyd W. Wiley, her husband, by Deed from William E. Bayes, dated 11/28/2007, recorded 06/04/2008 in Instrument Number 3324830.

Tax Parcel: 58-111-0280.003

Premises Being: 108 Dillan Drive, a/k/a 108 Dillon Drive, Darlington, PA 16115-2532

**PARCEL NO.: 58-111-0280.003**

PLAINTIFF: SECRETARY OF HOUSING AND URBAN DEVELOPMENT BANK OF AMERICA NA AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING LP F/K/A COUNTRYWIDE HOME LOANS SERVICING LP VS

DEFENDANT: Pamela K. Wiley and Lloyd W. Wiley

SALE ADDRESS: 108 Dillan Drive, a/k/a 108 Dillon Drive Darlington, PA 16115-2532

PLAINTIFF ATTORNEY: Jonathan Lobb, Esq.

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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**