

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$389,501.43

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10189 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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AS LOT-2 IN THE BANDI SUBDIVISION, AS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA IN PLAN BOOK VOLUME 26, PAGE 97, EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PARCEL OF LAND THE FOLLOWING: ALL THAT CERTAIN PROPERTY BEING DESCRIBED AS ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING UNIT A IN THE N.L. STEFFLER PLAN AS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA, IN PLAN BOOK VOLUME 31, PAGE 165, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF LANDS OF THE GRANTEEES WHICH IS COMMON TO LANDS HEREIN CONVEYED AND OTHER LANDS OF NANCY L. STEFFLER, THENCE NORTH 4-75'00" EAST, 376.64 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF MARGARET BANDI; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF MARGARET BANDI, NORTH 68'45'59" EAST, 117 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF R. CAVANDER; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF R. CAVANDER AND LINE OF LANDS NOW OR FORMERLY OF E. TUMA, SOUTH 19'30'00" EAST, 809.31 FEET TO A POINT; THENCE NORTH 85'45'00" WEST, 245.29 FEET TO A POINT ON THE EASTERLY LINE OF LANDS OF THE GRANTEEES; THENCE ALONG LINE OF LANDS OF THE GRANTEEES NORTH 0'75'39" EAST, 310.86 FEET TO A POINT, THE PLACE OF BEGINNING, CONVEYED TO DAVID G. BROWN AND TAMMY S. BROWN, HUSBAND AND WIFE BY A DEED DATED 04/22/2002 AND RECORDED ON 04/25/2002 IN VOLUME 3124853 PAGE.

TAX PARCEL ID: 56-163-0122.003

ADDRESS : 1407 SOUTH ELM STREET, MONACA, PA 15061

Map and Parcel ID: 56-163-0122.003

BEING KNOWN AS: 1407 South Elm Street, Monaca, Pennsylvania 15061.

**PARCEL NO.: 56-163-0122.003**

PLAINTIFF: The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWMB, Inc., CHL Mortgage Pass-Through Trust 2006-3, Mortgage Pass-Through Certificates, Series 2006-3  
VS

DEFENDANT: Rebecca Lewis and Kenneth F. Lewis a/k/a Kenneth Lewis

SALE ADDRESS: 1407 SOUTH ELM STREET MONACA, PA 15061

PLAINTIFF ATTORNEY: Terrence J. McCabe, 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**