

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$134,875.01

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11546 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, November 9th, 2015**

AT 10:00 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 lot or piece of ground situate in the Township of Daugherty, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 20 in the Clearview Plan of Lots as revised September, 1955, as the same is entered of record in the Office of the Recorder of Deeds in the and for Beaver County, Pennsylvania in Plan Book Volume 8, page 26.

Being designated as Tax Parcel No. 59-007-0301.000

BEING KNOWN AS: 140 Franklin Road, New Brighton, PA 15066

**PARCEL NO.: 59-007-0301.000**

PLAINTIFF: BANK OF AMERICA NA WILMINGTON SAVINGS FUND SOCIETY FSB D/B/A CHRISTIANA TRUST  
VS

DEFENDANT: SARA E. ROWE, JAMES D. STONE

SALE ADDRESS: 140 FRANKLIN ROAD NEW BRIGHTON, PA 15066

PLAINTIFF ATTORNEY: KML Law Group, P.C.

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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**