

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$121,643.98

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10047 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, August 17th, 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 lot of land situate in the Township of Brighton, County of Beaver and State of Pennsylvania, being part of Lot No. 32 on the amended plan of 'West View Addition' to the Borough of Beaver, which plat is recorded in the recorder of Deeds Office of Beaver County in Plan Book Volume 2, page 86, more particularly bounded and described as follows, to wit:

Beginning at a point on the northerly line of Upland Avenue at the dividing line between Lots Nos. 31 and 32 of said plan; thence along said dividing line in a northerly direction, a distance of 174.90 feet to a point; thence in a westerly direction through Lot No. 32 and parallel to Upland Avenue, a distance of 50 feet to a point on the dividing line between Lots Nos. 32 and parallel in said plan; thence along said dividing line in a southerly direction, a distance of 174.90 feet to a point on the northern line of Upland Avenue; thence along the northern line of Upland Avenue in an easterly direction, a distance of 50 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Douglas Gene Bailey and Jennifer Leigh Bailey, husband and wife with Rights of Survivorship by deed from Leroy Ammon and Linda Ann Ammon, husband and wife dated 6/23/2004 and recorded 7/8/2004 in deed instrument # 3213 583.

Tax Parcel: 55-034-0603.000

Premises Being: 512 Upland Street, a/k/a 512 Upland Avenue, Beaver, PA 15009-1442

**PARCEL NO.: 55-034-0603.000**

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE NOVASTAR MORTGAGE FUNDING TRUST ETAL NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES  
VS

DEFENDANT: DOUGLAS GENE BAILEY, JENNIFER LEIGH BAILEY

SALE ADDRESS: 512 Upland Street, a/k/a 512 Upland Avenue Beaver, PA 15009-1442

PLAINTIFF ATTORNEY: KENYA BATES, 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**