

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$65,006.89

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10023 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

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 lot or parcel of land situate in the Second Ward of the borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 39 in the H. Mendenhall Plan of Lots in said Borough, and being also part of Purpart No. 11 in the partition proceedings of the real estate of Haratio N. Frazier, deceased, said parcel of land being more particularly bounded and described as follow, to wit:

Beginning at the Northeast corner of Dalton Street (now called Dalton Avenue) and George Street; thence Eastwardly by the North line of George Street 44 feet to a point; thence Northwardly by a line parallel with said Dalton Avenue 42 feet to the line of Lot No. 38, same Plan; Thence Westwardly by said lot, 44 feet to the East line of Dalton Avenue' Thence Southwardly by said line of Dalton Avenue 42 feet to the place of beginning

PREMISES BEING: 328 Jefferson Street, Rochester, PA 15074 PARCEL # 47-002-1322. 000

BEING the same premises which Joseph A. Scruci and Lillian Scruci, husband and wife, by Deed dated March 28, 2005 and recorded March 30, 2005 in the Office of the Recorder of Deeds in and for Beaver County in Instrument#:3235515, granted and conveyed Daniel J. Boyde and Kelly L. Boyde, husband and wife, as tenants by the entirety

PARCEL NO.: 47-002-1322. 000

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS INDENTURE TRUSTEE AMERICAN HOME MORTGAGE INVESTMENT TRUST 2005-2 OCWEN LOAN SERVICING LLC ETAL
VS

DEFENDANT: Daniel J. Boyde a/k/a Daniel Jason Boyde and Kelly L. Boyde

SALE ADDRESS: 328 JEFFERSON STREET ROCHESTER, PA 15074

PLAINTIFF ATTORNEY: Steven K. Eisenberg 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