

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$86,194.24

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10677 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON**

**Tuesday, October 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 lot of land lying and being situate in the Township of Chippewa, County of Beaver and Commonwealth of Pennsylvania, being the eastern part of Lot Number 23 in the McMillan Farm Plan of Lots, recorded in the Recorder's Office of Beaver County in Plan Book Volume 3, page 126.

Subject to all conditions, restrictions, easements, rights of way and reservations of record, and as shown on said plan, and to any municipal ordinances or other laws to the use of said land.

TITLE TO SAID PREMISES IS VESTED IN Robert A. Maloney and Deborah A. Maloney, h/w, by Deed from Scott Royce, a married man, dated 02/10/1994, recorded 02/11/1994 in Book 1578, Page 600.

Tax Parcel: 57-009-0416.000

Premises Being: 177 Gilliland Avenue, Beaver Falls, PA 15010-1664

**PARCEL NO.: 57-009-0416.000**

PLAINTIFF: BANK OF AMERICA NA

VS

DEFENDANT: Robert A. Maloney and Deborah A. Maloney

SALE ADDRESS: 177 Gilliland Avenue BEAVER FALLS, PA 15010-1664

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**