

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$59,634.81

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11241 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

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 piece, parcel or lot of and lying and being situate in the Sixth Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 227 in the Darragh, Fetterman and Potter Plan of Lots in said City, bounded and described as follows, to-wit: On the North by Lot No. 228, same plan; and on the West by an unnamed 30 foot street. Said lot having a frontage of 30 feet on Seventh Avenue and extending back therefrom of even width, 140 feet to the unnamed 30 foot street aforesaid.

Being designated as Parcel No. 06-009-0105.000-01-1 in the Deed Registry Office of Beaver County, Pennsylvania, and Having erected thereon a dwelling known and numbered as 2307 Seventh Avenue, Beaver Falls, PA 5010.

Subject to building lines, rights of way, easements, mining and mineral rights, restrictions, reservations and exceptions as set forth on the recorded plan and as may appear in prior instruments of record.

Title to said Premises vested in Michapl R. Walter by Deed from Darcy L. Casey, F/K/A Darcy L. Todd, and Timothy F. Casey .Wife and Husband dated 06/11/07 and recorded 08/19/07 in the Beaver County Recorder of Deeds at Instrument No: 3300849

Being known as 2307 Seventh Ave, Beaver Falls, PA 15010

Tax Parcel Number: 06-009-0105-000

PARCEL NO.: 06-009-0105-000

PLAINTIFF: BANK OF AMERICA NA

VS

DEFENDANT: ESTATE OF MICHAEL R. WALTER UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS GERALD WALTER PERSONAL REPRESENTATIVE ELIZABETH WALTER KNOWN HEIR

SALE ADDRESS: 2307 Seventh Ave BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: Robert W. Williams

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