

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$188,434.30

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10088 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, January 4th, 2016

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 parcel or lot or land lying and being situate in the Borough of Patterson Heights County of Beaver and Commonwealth of Pennsylvania, being part of Lots numbered 160 and 161 in the H.T. Barker's Plan in said Borough, and also being a part of Lots numbered 28 and 29 in the D.O.C. Patterson Plan of Lots in said Borough, bounded and described as follows, to-wit:

BEGINNING at a point marked by an iron pin formed by the intersection of the Southerly line of Fifth Street and the easterly line of Eighth Avenue; thence Easterly along the Southerly line of Fifth Street a distance of 55 feet to an iron pin; thence by a line parallel with the easterly line of Eighth Avenue South 0 degrees 0 a distance of 85 feet to an iron; thence Westerly by a line parallel with the Southerly line of Fifth Street -a distance of 55 feet to an iron pin; thence by the Easterly line of Eighth Avenue, North 0 degrees 0 a distance of 85 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Grimes, by deed from Williams P. Merante, Sr. and Julie A. Merante, dated 9/22/2005 and recorded 10/25/2005 as 3254309.

PARCEL NO. 45-001-1104-000

LOCATION OF PROPERTY: 723 Fifth Street. Beaver Falls. PA 15010

PARCEL NO.: 45-001-1104-000

PLAINTIFF: BANK OF NEW YORK MELLON F/K/A BANK OF NEW YORK AS TRUSTEE

VS

DEFENDANT: Richard Grimes

SALE ADDRESS: 723 Fifth Street Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Richard J. Nalbandian, 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