

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$57,833.46

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10255 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, March 14th, 2016**

AT 11:00 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 those two certain lots or parcels of ground, lying and being situate in the Township of Rochester, County of Beaver and Commonwealth of Pennsylvania, being Lots Nos. 4 and 5 in a Plan of Lots laid out in said Township and called 'Denton Revised Plan', recorded in the Recorder's Office of Beaver County in Plan Book Volume 4, Page 102.

TITLE TO SAID PREMISES IS VESTED IN Jerome Toney, unmarried, by Deed from Courtney D. May, nka Courtney May Nichols and Benjamin E. Nichols, w/h, dated 06/18/2012, recorded 07/23/2012 in Instrument Number 3420468.

Mortgagor JEROME TONEY died on 07/07/2014, and DEBORAH L. SMITH was appointed Administrator/trix of his estate. Letters of Administration were granted to her on 07/22/2014 by the Register of Wills of BEAVER COUNTY, No. 04-14-739. The Decedent's surviving heirs at law and next-of-kin JAHNAJYA TONEY and JOHN SMOLNIK.

Tax Parcel: 76-003-0214.000

Premises Being: 537 Virginia Avenue, Rochester, PA 15074-1850

**PARCEL NO.: 76-003-0214.000**

PLAINTIFF: WELLS FARGO BANKS NA

VS

DEFENDANT: DEBORAH L. SMITH, ETAL JAHNAIYA TONEY, ETAL JOHN SMOLNIK, ETAL ESTATE OF JEROME TONEY, UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS

SALE ADDRESS: 537 Virginia Avenue ROCHESTER, PA 15074-1850

PLAINTIFF ATTORNEY: PETER WAPNER, 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**