

# *Sheriff Sale of Real Estate*

SALE NO. 44

DEBT \$178,807.28

---

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10392-2008 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, October 20th, 2008**

**AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

---

**NOTICE IS HEREBY GIVEN THAT A SCHEDULED 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 piece of ground situate in the Township of North Sewickley, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of Green Lane a/k/a T-784, at the Northeast corner of lands now or formerly of Donald R. Hogue; thence, South 83° 22' 00" East, along the center line of Green Lane, a distance of 50 feet to a point; thence, North 02° 19' 00" East, a distance of 16.55 feet to a point on the Northerly line of Green Lane and the Southerly line of lands now or formerly of Domenic Serivo; thence, South 83° 22' 00" East, along the Northerly line of Green Lane and the Southerly line of Serivo; a distance of 99 feet to a point in the line of lands now or formerly of Edward R. Crawford; thence, South 07° 07' 20" East, along line of lands now or formerly of Crawford, a distance of 259.43 feet to a point on line of land now or formerly of Braymer; thence, North 87° 41' 00" West, along line of lands now or formerly of Braymer; a distance of 191.72 feet to a point on line of lands now or formerly of Robert J. Rossi; thence, North 02° 19' 00" East, along line of lands now or formerly of Rossi and Hogue, a distance of 250.58 feet to a point, the place of beginning.

**PARCEL NO.: 70-104-0306.003-01-1**

PLAINTIFF: HSBC Mortgage Service, Incorporated

VS

DEFENDANT: Joseph R. Desanzo, Jr., Penelope A. Desanzo

SALE ADDRESS: 112 Green Lane Ellwood City, PA 16117

PLAINTIFF ATTORNEY: Mary L. Harbert-Bell

---

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**