

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$76,017.32

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10029 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, May 18th, 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 lot or piece of ground situate in the City of Aliquippa, County of Beaver, Commonwealth of Pennsylvania as set forth on a survey prepared by Earl R. Beringer, Reg. Eng. Dated November 12, 1966, entitled Plan of Subdivision made for Domenic Cerilli - Woodland Land Co.'s Subdivision of Lots 351-378 Incl. Plan 12 - 1st Addition, formerly Lot No. 21, and part of Lot No. 22 in the Plan of Revision of Lots 351-378 inclusive, Plan 12, First Addition laid out by the Woodland Land Company and recorded in the Recorder's Office of said County in Plan Book Volume 3, page 172, bounded and described as follows:

Beginning on the northerly line of McMinn Street at the mid-line of Lot No. 22, as shown on the said above referenced survey; thence north 7 degrees 38' 19" west, a distance of 98.3515 feet to a point on the dividing line of lot formerly known as No. 22 and Lot No. 65 in the plan of Revision of Lots 351- 378 Inclusive Plan 12, First Addition; thence north 77 degrees 50' 13" east, a distance of 20.895 feet to a point on the former dividing line of Lots No. 21 and 22 in said Plan of Revision; thence north 82 degrees 21' 42" east, a distance of 41.66 feet to a point common to Lots No. 66, 67 and 20 in the Plan of Revision of Lots 351-378; thence south 7 degrees 38' 18" east, a distance of 100 feet to a point on the northern most side of McMinn Street being a point common to Lot No. 20 and Lot No. 21 in the former Plan of Revision of Lots; thence south 82 degrees 21' 42" west, a distance of 62.490 feet to a point, the place of beginning.

PARCEL NO. 08-038-0603.00

BEING THE SAME PREMISES which Joseph A. LaGrosse and Christine LaGrosse, husband and wife, by DEED dated 3/20/06 and recorded 3/23/06 in the Office of the Recorder of Deeds in and for the County of Beaver in Deed instrument 3265406, granted and conveyed unto Albert Zalucky, Jr. and Stefanie M. Zalucky, husband and wife.

PARCEL NO.: 08-038-0603.00

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: Albert Zalucky, Jr. and Stefanie M. Zalucky, ETAL

SALE ADDRESS: 1220 MCMINN STREET Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Christopher A. DeNardo, 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