

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$48,066.65

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10126 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 piece, parcel or lot of land situate in the Second Ward of the Borough of Ambridge, County of Beaver and Commonwealth Pennsylvania.

BEING lot numbered six hundred forty-six upon Ambridge Land Company's Plan of "Ambridge: recorded in the Recorder's Office in and for said County of Beaver in Plan Vol., page 210, bounded and described as follows to wit:

FRONTING twenty five feet on the Western side of Elm Lane and thence extending westwardly by equal parallel lines between lots numbered six hundred forty-five and six hundred forty seven, one hundred five feet to the dividing line of lot six hundred sixty-eight.

HAVING erected thereon a two story aluminum siding dwelling known as 837 Olive Lane, Ambridge, PA

BEING KNOWN AS: 637 Olive Lane, Ambridge, PA 15003

PROPERTY ID NO.: 10-003-0534-000

TITLE TO SAID PREMISES IS VESTED IN ANDREW OSCLICK AND MARY OSCLICK HIS WIFE, AND ROBERT OSCLICK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED FROM CATHERINA CATANZARITI, A WIDOW DATED 11/17/1966 RECORDED 11/18/1966 IN DEED BOOK 910 PAGE 431

PARCEL NO.: 10-003-0534-000

PLAINTIFF: URBAN FINANCIAL OF AMERICA LLC

VS

DEFENDANT: ROBERT OSCLICK ETAL UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS DONALD OSCLICK KNOWN ETAL KNOWN HEIR JOHN OSCLICK KNOWN ETAL KNOWN HEIR

SALE ADDRESS: 637 OLIVE LANE AMBRIDGE, PA 15003

PLAINTIFF ATTORNEY: MARK J. UDREN, 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