

Sheriff Sale of Real Estate

SALE NO. 8

DEBT \$37,541.57

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11782-2014 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, August 17th, 2015

AT 10:00 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 First Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 123 in the Ambridge Land Company's Plan of "Ambridge", recorded in the Recorders Office of Beaver County, Pennsylvania in Plan Book Volume 1, page 210.

BEING Parcel No. 09-002-0334-000

HAVING erected thereon a swelling known as 249 Maplewood Avenue, Ambridge, PA 15003

BEING THE PREMISES which John V. De Canio and Cathryn B. De Canio, his wife, by Deed dated 03/23/2005 and recorded 04/13/2005 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Instrument Number 3236803, granted and conveyed unto Fred C. McCutcheon, unmarried.

AND the said Fred C. McCutcheon, hereby departed this life on or about April 1, 2011.

PARCEL NO.: 09-002-0334-00

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: Unknown Heirs, Successors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title, Or Interest From Or Under Fred McCutcheon, deceased

SALE ADDRESS: 249 Maplewood Avenue Ambridge, PA 15003

PLAINTIFF ATTORNEY: Bradley J. Osborne

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