

# *Sheriff Sale of Real Estate*

SALE NO. 22

DEBT \$115,004.91

---

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10702-2014 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 piece, parcel or lot of land lying and being situate in the Second Ward of the Borough of New Brighton, County of Beaver and Commonwealth of Pennsylvania, being part of Lot Numbered Eleven (11) in Benjamin Townsend's Plan of Extension, bounded and described as follows, to wit:

ON the North by Tenth Street; on the East by the residue of said Lot Numbered Eleven (11); on the South by Lot Numbered Thirteen (13), same plan; and on the West by Eight Avenue.

HAVING a frontage of fifty (50) feet on Tenth Street and extending back therefrom of equal width eighty (80) feet to said Lot Numbered Thirteen (13)

BEING Parcel #40-003-0200

BEING THE SAME PREMISES which Jean DiTonto, a married woman joined by her spouse James DiTonto by Deed dated October 30, 2009 and recorded November 2, 2009 in the Office of the Recorder of Deeds in and for the County of Beaver in Deed Instrument Number 3354854, granted and conveyed unto Patrick A. Kennelly, unmarried.

**PARCEL NO.: 40-003-0200**

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: Patrick Kennelly

SALE ADDRESS: 804 10th Street New Brighton, PA 15066

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**