

Sheriff Sale of Real Estate

SALE NO. 7/13/15

DEBT \$91,299.77

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11819 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, July 13th, 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 of land situate in the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, being known and numbered as Lot No. 17 on Meadow Wood Plan of Lots, said Plan being of record in the office of the Recorder of Deeds of Beaver County in Plan Book Volume 7, Pages 28 and 29, said Lot No. 17 being more particularly bounded and described as follows:

BEGINNING at the point on intersection of the dividing line between Lots No. 17 and 18 with the southern line of Maine Avenue; thence along the said southern line of Maine Avenue, South 78° 59' West, 70.0 feet to a point on the dividing line between Lots No. 17 and 16; thence along the said dividing line between Lots No 17 and 16, South 11° 01' East, 112.28 feet to a point on the southern line of Lot No. 17; thence along the said southern line of Lot No. 17, North 78° 59' East, 70.0 feet to a point on the dividing line between Lots No 17 and 18; thence along the said dividing line between Lots No 17 and 18, North 11° 01' West, 112.28 feet to a point on the southern line of Maine Avenue, being the point of beginning.

BEING SUBJECT to the provision that no building shall be erected to the north of the building line running parallel with 25 feet south of the southern line of Maine Avenue, as shown on said Plan.

Title is vested in **ALFRED LOVRA and BETIY LOU LOVRA**, his wife by deed from **WILLIAM G. WOLBERT AND LAURA J. WOLBERT**, HIS WIFE dated January 3, 1959 and recorded January 15, 1959 in Deed Book 748, Page 326.

The said Alfred Lovra departed this life leaving title vested in Betty Lovra, who died on December 13, 2013 thereby vesting title in James William Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Michael J. Lovra, a/k/a Michael Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Deborah L. Chupka, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, John Alan J. Lovra, a/k/a John P. Cicco, Jr. Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Scott Alfred Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Betty Lou Lovra, Deceased Mortgagor and Real Owner by operation of Law

Map and Parcel ID 65-013-0836

BEING KNOWN AS: 1207 Maine Avenue, Aliquippa, Pennsylvania 15001.

PARCEL NO.: 65-013-0836

PLAINTIFF: BAYVIEW LOAN SERVICING LLC JPMORGAN CHASE BANK NATIONAL ASSOCIATION
VS

DEFENDANT: Betty Lovra, Deceased, James William Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Michael J. Lovra, a/k/a Michael Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Deborah L. Chupka, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, John Alan J. Lovra, a/k/a John P. Cicco, Jr. Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner, Scott Alfred Lovra, Known Surviving Heir of Betty Lou Lovra, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Betty Lou Lovra, Deceased Mortgagor and Real Owner by operation of Law
SALE ADDRESS: 1207 MAINE AVENUE Aliquippa, PA 15001
PLAINTIFF ATTORNEY: Terrence J. McCabe, 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