

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$120,819.07

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10135 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, September 14th, 2015**

**AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

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**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.**

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ALL that certain lot or piece of ground situate in the City of Aliquippa, Beaver County, Pennsylvania, being Lot No. 157 in the Brodvue Plan, Seventh Addition, as recorded in the Recorder's Office at Beaver in Plan Book Volume 11, Page 7, bounded and described as follows, to-wit:

BEGINNING at a point on the westerly boundary line of lands formerly of the Greater Aliquippa Land Company, as said boundary line appears of record with the Sheffield Terrace Plan of Lots in the Recorder's Office at Beaver in Plan Book Volume 2, Page 4, said point of beginning fanning the intersection of the said westerly boundary line with the northerly side of Garfield Street as shown extended on the aforesaid Brodvue Plan; thence by the said westerly boundary line North 17 degrees 06 minutes 09 seconds West, a distance of 105.56 feet to line dividing the lot herein conveyed from Lot No. 156 in said Brodvue Plan; thence along said dividing line South 66 degrees 03 minutes 05 seconds West, a distance of 136.13 feet to the easterly side of Christine Drive as shown on said Plan; thence along said side of said drive South 23 degrees 56 minutes 55 seconds East, a distance of 90 feet to the northerly side of Garfield Street extended as aforesaid; thence along said side of said street North 72 degrees 53 minutes 51 seconds East, a distance of 1214.44 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary Melko, by Deed from Celeste Salvati, executrix of the estate of Irene M. Kuvinka, deceased, dated 06/19/2009, recorded 07/08/2009 in Instrument Number 3347860.

Tax Parcel: 08-048-0416.000

Premises Being: 348 Christine Drive, Aliquippa, PA 15001-1918

**PARCEL NO.: 08-048-0416.000**

PLAINTIFF: FIFTH THIRD MORTGAGE COMPANY

VS

DEFENDANT: Mary Melko

SALE ADDRESS: 348 Christine Drive Aliquippa, PA 15001-1918

PLAINTIFF ATTORNEY: KENYA BATES, Esq.

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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**