

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$58,225.66

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10338 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, November 9th, 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 borough of Ambridge, county of Beaver and commonwealth of Pennsylvania, being lot numbered nine hundred thirty-five (935) upon the Ambridge land company's plan of 'Ambridge' recorded in the recorder's office in and for beaver county, Pennsylvania, in plan book volume 1, page 210, etc., bounded and described as follows, to-wit:

FRONTING thirty (30) feet on the westerly side of Maplewood avenue and thence extending westwardly by equal parallel lines between lots numbered 934 and 936, one hundred twenty (120) feet to the dividing line of lot number 953 in said plan.

TITLE TO SAID PREMISES IS VESTED IN Joan E. Loughlin, by Deed from Troy R. Gaona and Amy B. Gaona, h/w, dated 09/29/2008, recorded 10/01/2008 in Instrument Number 3332294.

Tax Parcel: 10-002-0114.000

Premises Being: 709 Maplewood Avenue, Ambridge, PA 15003-2417

PARCEL NO.: 10-002-0114.000

PLAINTIFF: MATRIX FINANCIAL SERVICES CORPORATION

VS

DEFENDANT: Joan E. Loughlin a/k/a Joan Elizabeth Loughlin

SALE ADDRESS: 709 Maplewood Avenue Ambridge, PA 15003-2417

PLAINTIFF ATTORNEY: PETER WAPNER, 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