

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$67,148.75

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-11138 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, January 4th, 2016

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 or piece of ground situate in the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 957 upon the Ambridge Land Company's Plan of Ambridge, said Plan being recorded in the Beaver County Plan Book 1-B, page 210, and recorded in the Recorder's Office in Beaver and being bounded and described as follows, to wit:

FRONTING thirty (30) feet on the eastern side of Park Road, and extending eastwardly by equal parallel lines between Lots Nos. 956 and 958 one hundred seventy (170) feet to the dividing line of Lot No. 939.

BEING DESIGNATED as Parcel Number 10-002-0103-000

HAVING erected thereon a dwelling known and numbered as 720 Park Road.

BEING THE SAME PREMISES which Maria A. Brooks, Single, by Deed dated 4/30/2006 and recorded 9/26/2006 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed instrument No. 3280931, granted and conveyed unto Maria A. Brooks and Andrea M. Torelli, as joint tenants with rights of survivorship.

PARCEL NO.: 10-002-0103-000

PLAINTIFF: NATIONSTAR MORTGAGE LLC

VS

DEFENDANT: ANDREA M. TORRELLI, A/K/A ETAL, ANDREA M. TORELLI, MARIA A. BROOKS

SALE ADDRESS: 720 PARK ROAD Ambridge, PA 15003

PLAINTIFF ATTORNEY: CHRSTOPHER A. DENARDO, 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