

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$24,602.91

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10004 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**

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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 Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 462 in the Plan of Lots laid out by the Ambridge Land Company, on record in the Recorder's Office in said county in Plan Book Volume 1, page 210, bounded and described as follows, to-wit:

FRONTING 27 feet on the easterly side of Melrose Avenue and extending back eastwardly thereupon, preserving an even width throughout, between Lot No. 463 on the North and Lot No. 461 on the South, for a distance of 105 feet to the rear of Lots numbered 441 and 440, said plan.

HAVING erected thereon a dwelling known and numbered as 506 Melrose Avenue, Ambridge, PA, 15003.

BEING designated as Tax Parcel No. 10-003-0314.000 in the Office of Deed Registry in Beaver County, Pennsylvania.

BEING the same premises which Joseph E. Cassidy, Executor of the Estate of James Cassidy, A/K/A James Cassidy, Deceased, by Deed dated February 17, 2011, and recorded March 11, 2011 in the Office of the Recorder of Deeds in and for the County of Beaver, Instrument No. 3384110, granted and conveyed unto Joseph J. David, Jr., an unmarried person, in fee.

**PARCEL NO.: 10-003-0314.000**

PLAINTIFF: NEW ALLIANCE FEDERAL CREDIT UNION

VS

DEFENDANT: JOSEPH J. DAVID JR. A/K/A, DAVID J. JOSEPH JR., UNITED STATES OF AMERICA

SALE ADDRESS: 506 Melrose Avenue Ambridge, PA 15003

PLAINTIFF ATTORNEY: Keri P. Ebeck, 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**