

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$45,445.80

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10106-2016 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

, May 16th, 2016

AT 12:00 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 Township of Rochester, County of Beaver and Commonwealth of Pennsylvania, Being Known And Numbered As Lot No. 68 In The Forest Homes Company Plan of Lots As Recorded In The Recorder's Office Of Beaver County, Pennsylvania In Plan Book Volume 3, Page 153.

UNDER AND SUBJECT TO ALL reservations, restrictions, easements, covenants, conditions, building lines, rights of ways, oil and gas leases, if any, as shown on prior instruments of record or on the recorded plan.

PARCEL NO.: 76-004-0203.000

PLAINTIFF: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC

VS

DEFENDANT: NICOLE L. LUDWIG

SALE ADDRESS: 743 Elk Avenue Rochester, PA 15074

PLAINTIFF ATTORNEY: Michael T. McKeever

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