

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$116,113.43

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-11176 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, March 14th, 2016

AT 11:00 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 third Ward of the Borough of Ambridge, County of Beaver and Commonwealth of Pennsylvania, being Lot no. 315 upon the Liberty Land Company's Plan of 'Economy', recorded in the Recorder's Office in and for said County of Beaver in Plan Book Volume 1, Page 242, bounded and described as follows, to-wit:

Fronting twenty-five feet on the westerly side of Maplewood Avenue and extending back between Lots Nos. 315 and 316 in said plan, by equal parallel lines preserving an even width of twenty-five feet throughout, a distance of 100 feet to the easterly line of Alley 'B'.

TITLE TO SAID PREMISES IS VESTED IN Thomas Walsh and Brian M. Walsh, joint tenants with Right of Survivorship, by Deed from Helen Jean Elliott, now known as, Helen Jean Schwartz and Ralph E. Schwartz, married, dated 03/31/2006, recorded on 04/06/2006, Document # 3266604.

By virtue of the death of Thomas Walsh on 08/15/2009, Brian M. Walsh became the surviving joint tenant with the right of survivorship.

Tax Parcel: 11-002-0612.000

Premises Being: 815 Maplewood Avenue, Ambridge, PA 15003-2317

PARCEL NO.: 11-002-0612.000

PLAINTIFF: BANK OF NEW YORK (AS TRUSTEE) CWALT INC

VS

DEFENDANT: Brian M. Walsh, Thomas Walsh, ETAL

SALE ADDRESS: 815 Maplewood Avenue Ambridge, PA 15003-2317

PLAINTIFF ATTORNEY: Adam H. Davis, 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