

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$93,278.64

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10580 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**

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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 parcel of land situate in the township of Hopewell, county of Beaver and commonwealth of Pennsylvania, being lot no. 119 in a plan of lots laid recorded in plan book Vol. 5, pages, 36 & 37 said lot being more fully bounded and described as follows:

BEGINNING at a point on the southerly line of Cleveland avenue, on line common to lot nos. 118 & 119; thence southwardly along line of lot no 118, a distance of 125 feet to a point on line of lot no. 94; thence eastwardly along line of lot no. 94, a distance of 85 feet to a point on the westerly line of Jackson street; thence northwardly along the westerly line of Jackson street, a distance of 105 feet to a point; thence continuing northwardly on the convex arc of a circle having a radius of 20 feet, a distance of 31.42 feet to a point on the southerly line of Cleveland avenue; thence westwardly along the southerly line of Cleveland avenue, a distance of 65 feet to a point, the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Mary Louise D'Ambrosio, by Deed from Mary Louise D'Ambrosio and Anthony F. D'Ambrosio, dated 11/29/2006, recorded 12/11/2006 in Instrument Number 3286747.

Mortgagor MARY LOUISE D'AMBROSIO died on 11/08/2014, and upon information and belief, her surviving heirs are DONNA M. BEITERS, ANTHONY F. D'AMBROSIO, JR, GEORGIA PALSA, and DIANA OBLINGER.

Tax Parcel: 65-016-0339-000-I

Premises Being: 3108 Cleveland Avenue, Aliquippa, PA 15001-4612

**PARCEL NO.: 65-016-0339-000-I**

PLAINTIFF: WELLS FARGO BANK NA

VS

DEFENDANT: MARY LOUISE D'AMBROSIO, Deceased, her surviving heirs DONNA M. BEITERS, ANTHONY F. D'AMBROSIO, JR, GEORGIA PALSA, and DIANA OBLINGER

SALE ADDRESS: 3108 Cleveland Avenue Aliquippa, PA 15001-4612

PLAINTIFF ATTORNEY: Kenya Bates, 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**