# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 11774-2025**

**For more information, please visit the website below:**
**https://www.bid4assets.com/beavercountypasheriffsales**

## WEDNESDAY, JANUARY 06, 2027
**AT 10:00 O'CLOCK A.M.**

**All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.**

---

Borough of Ambridge
Sale No.
The Huntington National Bank, Plaintiff vs Melissa A. Keller, Defendant(s), owners or reputed owners.
EXECUTION NO.: 2025-11774
JUDGEMENT AMOUNT $92,323.94 PLUS INTEREST, COSTS & ATTY'S FEES
ATTORNEY: MDK Legal
ALL that certain property situated in the Borough of Ambridge, county of Beaver, and Commonwealth of Pennsylvania, being commonly known and numbered as 153 Locust Street, Ambridge, PA 15003 and found in Instrument Number 3689357, Parcel Nos. 090050602000.
PARCEL NO: 090050602000
MARKET VALUE $108,800.00
LOCATION OF PROPERTY: 153 Locust Street, Borough of Ambridge, PA 15003

PROPERTY ADDRESS: 153 Locust St, Ambridge, PA 15003

UPI / TAX PARCEL NUMBER: 090050602000

**Seized and taken into execution to be sold as the property of MELISSA KELLER in suit of THE HUNTINGTON NATIONAL BANK.**

---

**TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Thrity (30) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.**

**Attorney for the Plaintiff:**
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH 614-220-5611

**TONY GUY, Sheriff**
**BEAVER COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.