

Sheriff Sale of Real Estate

SALE NO. 3

DEBT \$71,217.49

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11644-2008 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, November 17th, 2008

AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULED 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 piece, parcel or lot of land situate in the Township of Economy, County of Beaver and State of Pennsylvania, being Lots Numbered Fifteen (15) and Sixteen (16) in the J.O. Springer Plan of Lots in Said Township as recorded in the Recorder's Office in and for the County of Beaver, in Plan Book Volume 5, page 43.

For Chain of Title see Deed Book Volume 529, page 53 and Deed Book Volume 529, page 56.

Buyers covenant that they will neither convey to any person not construct a dwelling or other residential or storage structure on the vacant lot, being Lot #15 above, as long as the dwelling on the adjoining lot to the North, being Lot # IV is occupied as a home by A. C. and Pauline Peterson, his wife.

The shall be a covenant running with the land, for a period no longer than 21 years from the date hereof however.

Together with all and singular the real estate herein described ways, water, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, use, trust, property, possession, claim and demand howsoever, of, in to or out of the same:

TO HAVE AND TO HOLD the said real estate herein described hereditaments and premises hereby granted and released, or mentioned and intended so to be, with the appurtenances, unto the said Michael W. Weaver and Katherine V. Weaver, his wife, their heirs and assigns, to and for the only proper use and behalf of the said Michael W. Weaver and Katherine V. Weaver, his wife their heirs and assigns, forever,

And the said John E. Lansberry and Louise Lansberry, as Executors of the Estate of Jane Lansberry, covenant, premises and agrees, to and with the said Michael W. Weaver and Katherine V. Weaver, his wife, their heirs and assigns, by these presents, that John E. Lansberry and Louise Lansberry as Executors of the Estate of Jane Lansberry, have not done, committed; or knowingly, or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

TAX PARCEL# 60-012-0215.000

BEING KNOWN AS: 260 Park Street, Freedom, PA 15042

PARCEL NO.: 60-012-0215.000

PLAINTIFF: NATIONSCREDIT FINANCIAL SERVICES CORPORATION

VS

DEFENDANT: KATHERINE V. WEAVER, MICHAEL W. WEAVER

SALE ADDRESS: 260 Park Street Freedom, PA 15042

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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