

Sheriff Sale of Real Estate

SALE NO. 26

DEBT \$50,786.01

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12220-2008 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 ground, lying and being situate in the Borough of Freedom, County of Beaver and Commonwealth of Pennsylvania, being parts of Lots Nos. 32 and 33 of the General Plan of Lots for the Borough of Freedom, bounded and described as follows:

BEGINNING at a point on the eastern side of Third Avenue 30 feet northwesterly from the southeastern boundary of Lot No. 33; thence northwesterly 100 feet by line parallel with said southeastern boundary of Lot No. 33 to a point on Lot No. 70, same Plan; thence southeasterly by Lots Nos. 70 and 71, 31 feet and 3 inches to a point on Lot No. 32; thence southwesterly by line parallel with line of Lot No. 33, 100 feet to Third; thence by said Third Avenue northwesterly 31 feet and 3 inches to the place of beginning.

EXCEPTING AND RESERVING therefrom and thereout of the right of way for a sewer either now or to be hereafter laid, from Lot No. 70 southwesterly over Lot No. 33 to Third Avenue. Said sewer to be maintained at the cost and expense of Joseph Trozzo, his heirs or assigns.

BEING part of the same premises conveyed to Elizabeth S. Trozzo, Mary G. Trozzo and Harry L. Trozzo by deed of Elizabeth S. Trozzo, et al., dated January 26, 1955 and recorded October 6, 1955 in Deed Book Volume 689, Page 436 in the Recorder of Deeds Office of Beaver County. Harry L. Trozzo died January 4, 1983 therefore vesting this title to his sisters the said Grantors herein.

TAX PARCEL# 26-001-0203.000-01-1

BEING KNOWN AS: 621 3rd Avenue, Freedom, PA 15042

PARCEL NO.: 26-001-0203.000-01-1

PLAINTIFF: CITIFINANCIAL SERVICES, INC.

VS

DEFENDANT: KRISTA LAVALLE, MICHAEL R. LAVALLE

SALE ADDRESS: 621 3rd Avenue 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