

Sheriff Sale of Real Estate

SALE NO. 28

DEBT \$66,758.74

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12201 OF 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, March 16th, 2009

AT 10:00 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, being situate in the Township of Brighton, County of Beaver, and Commonwealth of Pennsylvania. Being shown on a Plan of Survey prepared for David A. Tollis by Charles F. Coe, Registered Surveyor dated October 2, 2007 and incorporated as page 5 of a Corrective Deed recorded December 24, 2008 as Beaver County Document Id No. 3336656. Said Plan of Survey will be made part of this Legal Description hereafter.

Being bounded and described as follows, to wit:

BEGINNING at a point in the center of Barclay Hill Road on the Northwesterly corner of the land herein described.

THENCE, from said point beginning and extending across the Easterly portion of said road, North Eighty-five (85) degrees, Seven (07) minutes East a distance of Seventeen and sixty-six one-hundredths (17.66) feet to a set iron pin;

thence, extending along the line of land of Tax Parcel No. 55-162-0242.001, now or formerly of Beneficial Mortgage Company of Pennsylvania, and continuing North Eighty-five (85) degrees, Seven (07) minutes East a distance of One Hundred Nineteen and seventy-eight one hundredths (119.78) feet to a set iron pin;

thence, extending along said land now or formerly of Beneficial Mortgage Company of Pennsylvania, North Eighty-five (85) degrees, Seven (07) minutes East a distance of Two Hundred Three and sixty one-hundredths (203.60) feet to a set iron pin;

thence, extending along the line of land of Tax Parcel No. 55-162-0249, now or formerly of William M. & Kristina M. Braslawsc, South Three (03) degrees Zero (00) minutes West a distance of One Hundred Fifty-three and thirty-two one-hundredths (153.32) feet to an existing iron pin;

thence, extending along the line of land of Tax Parcel No. 55-162-0249.001, now or formerly of J.F. McIntyre, South Eighty-five (85) degrees, Seven (07) minutes West a distance of Eighty (80) feet to a set iron pin;

thence, extending North Three (03) degrees Zero (00) minutes East, a distance of Ten (10) feet to an iron pin;

thence, extending South Eighty-five (85) degrees Seven (07) minutes West a distance of Fifty (50) feet to a set iron pin;

thence, extending South Three (03) degrees Zero (00) minutes West a distance of Ten (10) feet to a set iron pin;

thence, extending and continuing along line of land of Tax Parcel No. 55-162-0249.001, now or formerly of McIntyre, South Eighty-five (85) degrees, Seven (07) minutes West a distance of Seventy-three and sixty one-hundredths (73.60) feet to a point;

thence, continuing along said line of land, South Eighty-five (85) degrees, Seven (07) minutes West a distance of Thirty-seven and Eighty-one one-hundredths (37.81) feet to an existing iron pin;

thence, continuing along said line of land and re-crossing the Easterly portion of Barclay Hill Road, South Eighty-five (85) degrees, Seven (07) minutes West a distance of Nineteen and seventy-two one-hundredths (19.72) feet to a point in the center line of said road;

thence, extending along the center line of said Barclay Hill Road, North Twenty-six (26) degrees, Four (04) minutes, Thirty-six (36) seconds West a distance of One Hundred Sixty-two and eighty-nine (162.89) feet to the point and place of BEGINNING.

BEING premises 1005 Barclay Hill Road, Beaver, PA 15009.

Tax Parcel No. 55-162-0242.000.

PARCEL NO.: 55-162-0242.000
PLAINTIFF: CITIMORTGAGE INC.

VS
DEFENDANT: DAVID A. TOLLIS
SALE ADDRESS: 1005 Barclay Hill Road Beaver, PA 15009
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