

Sheriff Sale of Real Estate

SALE NO. 19

DEBT \$54,360.56

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10364-2009 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, January 4th, 2010

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 those two (2) certain lots of land situate in the Township of Racoon, County of Beaver and Commonwealth of Pennsylvania and being Lots numbered Eleven (11) and Twelve (12) in the J.O. Springer Plan No. 3, said Plan of Lots laid out by C.O. Obney, Registered Engineer in April of 1945 and recorded in the Office of the Recorder of Deeds of Beaver County, Pennsylvania, in Plan Book 6, Page 170, and bounded and described as follows:

BEGINNING at a point in the center line of State Highway Route No. 18, said place of beginning being distant Southwestwardly along the center line of the aforesaid State Highway 488.20 East from the dividing line between lands now or formerly of J.O. Springer and lands now or formerly of Florence M. Waite, before that of J. Calvin Ewing; thence from said place of beginning, South 86° 52' West, for a distance of 235.2 feet to a point; thence South 3° 8' Est., for a distance of 270 feet, more or less, to the center line of the aforesaid State Highway; thence by the center line of the aforesaid State Highway in a Northeastwardly direction by a curve to the left having a radius of 1432.67 feet, for a distance of 370 feet, more or less, to the place of beginning.

TAX ID 75-182-0213-000

BEING THE SAME PREMISES which Thomas E. Coleman, by Deed dated September 27, 1995 and recorded September 29, 1995, in the Office for the Recorder of Deeds in and for the County of Beaver, in Deed Book 1669 Page 522, granted and conveyed unto the Gregory J. Licht ad Margaret Fries Licht, in fee.

PARCEL NO.: 75-182-0213.000-01-1

PLAINTIFF: Everhome Mortgage Company

VS

DEFENDANT: Gregory J. Licht, Margaret Fries Licht

SALE ADDRESS: 796 State Rte 18 Aliquippa, PA 15001

PLAINTIFF ATTORNEY: Michael J. Clark, Esq.

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