

Sheriff Sale of Real Estate

SALE NO. 25

DEBT \$98,042.53

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12376-2009 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, February 8th, 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 that certain lot of land situate in the Township of Economy, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 25, in a Plan of Lots known as the J.O. Springer Plan, said plan is recorded in the Recorder's Office of said Beaver County, in Plan Book Volume 5, Page 43, being bounded and described as follows:

BEGINNING at a point on a 33 foot unnamed street where the line dividing Lot Nos. 24 and 25 in said plan intersects the Easterly line of said street; thence along the Easterly line of said street in a Northerly direction 135 feet to a point, at the dividing line between Lot No. 25 and Lot No. 26 in said Plan; thence along said dividing line South 87° 30' East, 287 feet to the Westerly line of Lot No. 28 in said Plan; thence along said Westerly line of Lot No. 28, South 2° 30' East, 135 feet to the Northerly line of Lot No. 24 in said Plan; thence by said Northerly line of said Lot No. 24 North 87° 30' West, 287 feet to the Easterly line of said unnamed street, the place of beginning.

HAVING erected thereon a vinyl siding ranch dwelling, known as 360 Springer Road.

SUBJECT to prior sale of coal and mining rights, oil and gas leases, rights of way, building restrictions and restrictive covenants as may be contained in prior instruments of record.

TAX PARCEL # 60-012-0225.000-01-1

BEING KNOWN AS: 360 Springer Road, Freedom, PA 15042

PARCEL NO.: 60-012-0225.000-01-1

PLAINTIFF: CITIFINANCIAL SERVICES, INC

VS

DEFENDANT: CHEYENNE MANOL, PEGGY MANOL

SALE ADDRESS: 360 Springer Road 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