

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$75,249.10

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2006-10276 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, May 18th, 2015

AT 09:00 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 piece or parcel of land, situate in the Borough of Koppel, Beaver County, Pennsylvania, known and designated as lots numbered 468, 469, & part of 470, block 'D' Second Avenue, on the Plan of Koppel as laid out by the Koppel Land Company and recorded in the Reorder's Office of the Recorder of Deeds in and for the County of Beaver, State of Pennsylvania in PBV 1, pg. 308.

TITLE TO SAID PREMISES IS VESTED IN Michele D. Knechtel by deed from the First Methodist Church of Koppel dated 2/4/2004 and recorded 2/17/2004 in Deed Instrument No. 3199179.

Tax Parcels: 32-002-1020.000

Premises Being: 2513 2nd Avenue, Koppel, PA 16136

PARCEL NO.: 32-002-1020.000

PLAINTIFF: CITIMORTGAGE INC

VS

DEFENDANT: MICHELE D. KNECHTEL A/K/A MICHELE D. KONECTAL A/K/A MICHELE D. DAVIS

SALE ADDRESS: 2513 2ND AVENUE KOPPEL, PA 16136

PLAINTIFF ATTORNEY: FRANCIS S. HALLINAN, 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