

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$43,038.63

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10679 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, September 14th, 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 parcel of land situate in the First Ward of the Borough of Freedom, County of Beaver and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post on Block 'C' of Harvey's Plan in said Borough on the north side of Fifth Avenue, said point of beginning being 80 feet west of the intersection of Fifth Avenue, formerly Marshall Street, and Fifteenth Street, formerly Third Street, at line of land now or formerly of Conrad Schleiter, thence along the north side of Fifth Avenue, northwardly 40 feet to a post on line of lands now formerly of J.D. Weaver, northeastwardly by a parallel with said Fifteenth Street, 120 feet to Sixth Avenue, formerly Cheny Avenue; thence along said Sixth Avenue, southeastwardly 40 feet to a post on land and now or formerly Conrad Schleiter; thence along said last mentioned land, southwestwardly by a line parallel with said Fifteenth street, 120 feet to the place of the beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth E. Grosskopf, an unmarried individual and Robert L. Campbell, Jr., an unmarried individual, as joint tenants with full rights of survivorship, by Deed from Elizabeth E. Grosskopf, an unmarried individual, dated 02/28/2008, recorded 03/18/2008 in Instrument Number 3319431.

By virtue of ELIZABETH E. GROSSKOPF's death on or about 05/13/2009, her ownership interest was automatically vested in the surviving joint tenant(s).

Tax Parcel: 25-001-0819.000

Premises Being: 1475 5th Avenue, Freedom, PA 15042-1904

PARCEL NO.: 25-001-0819.000

PLAINTIFF: CITIMORTGAGE, INC. S/B/M ABN AMRO MORTGAGE GROUP, INC.

VS

DEFENDANT: Robert L. Campbell, Jr.

SALE ADDRESS: 1475 5th Avenue Freedom, PA 15042-1904

PLAINTIFF ATTORNEY: KENYA BATES, 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