

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$134,351.07

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10434 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON

Tuesday, October 13th, 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 tract or parcel of land situate in North Sewickley Township, Beaver County, Pennsylvania, bounded and described as follows:

Beginning at a point on the center line of a public road running parallel with the Pittsburgh, Harmony, Butler and New Castle Railway Company, 269.5 feet southward from the south line of a public road leading to the Providence Baptist Church; thence along north line of lands now or formerly of Dawson Boots, South 86 degrees 14 minutes West, 460 feet to a point on the east line of lands of J. Sharp Jackson; thence along said land of J. Sharp Jackson, North 16 degrees West, 60 feet; thence along other lands North 80 degrees East, 480 feet to a point on the center line of the aforesaid public road; thence along the center line of said road, South 16 degrees East 60 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Bonny Lenz, by Deed from Lora Launer, n/k/a Lora Trusiak, unmarried, dated 04/06/2007, recorded 04/13/2007 in Instrument Number 3295701.

Tax Parcel: 70-114-0245.000

Premises Being: 400 Country Club Road, Ellwood City, PA 16117

PARCEL NO.: 70-114-0245.000

PLAINTIFF: CITIFINANCIAL SERVICING LLC

VS

DEFENDANT: Bonny Lenz, A/K/A BONNY TENNANT, DOUGLAS A. TENNANT

SALE ADDRESS: 400 Country Club Road Ellwood City, PA 16117

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