

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$86,642.53

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10439 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, November 9th, 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 lot of land situate in the borough of Rochester, county of Beaver and commonwealth of Pennsylvania, being lot no. 200 in Gould's first subdivision of lots, bounded and described as follows:

BEGINNING on the north by lot 147 on the east by lot no. 201; on the south by Washington street; and on the west by lot no. 199. Having A frontage on Washington street of 40 feet and extending back therefrom of equal width 100 feet to lot no. 147 aforesaid.

TITLE TO SAID PREMISES IS VESTED IN Sondra J. Kosanovich and Myrtle G. Hertzog, by Deed from Richard D. Avery and Patricia Avely, h/w, 11/08/2002 recorded 11/12/2002 in Instrument Number 3145834.

Tax Parcel: 49-001-0513.000

Premises Being: 482 East Washington Street, Rochester, PA 15074-1956

PARCEL NO.: 49-001-0513.000

PLAINTIFF: CITIMORTGAGE INC

VS

DEFENDANT: SONDRA J. KOSANOVICH HEIR THE ESTATE OF MYRTLE G. HERTZOG ESTATE OF DAVID G.

SLAVIK ADMINISTRATOR OF THE ESTATE UNKNOWN HEIRS SUCCESSOR ASSIGNS AND ALL PERSONS FIRMS

SALE ADDRESS: 482 EAST WASHINGTON STREET Rochester, PA 15074-1956

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