

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$92,136.89

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10871 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 Lying And Being Situate In The Fifth Ward Of The Borough Of New Brighton, County Of Beaver And Commonwealth Of Pennsylvania, Being Part Of Lot No. 94 In The Whitla, Reeves, MCGowan And Sherwood Plan Of Lots, Bounded And Described As Follows To Wit:

Beginning At A Point On Mercer Road, Which Point Is 36.91 Feet From The Intersection Of Mercer Road And Second Street; Thence Westwardly A Distance Of 169.54 Feet To A 10 Foot Alley; Thence North Along Said 10 Foot Alley, A Distance Of 30.35 Feet To Second Street; Thence South 89° East, 190.5 Feet To Mercer Road; Thence South 35° 38' West, A Distance Of 36.91 Feet To A Point, As The Place Of Beginning.

Under And Subject To Reservations, Restrictions, Easements And Rights Of Way As Recorded In Prior Instruments Of Record.

Being The Same Property Which Richard A. Desalle And Nicole F. Desalle, Husband And Wife, The Grantors Herein Acquired By Deed From Laura B. Rough, Widow, Dated June 27, 1975 And Recorded In The Recorder's Office Of Beaver County, Pennsylvania, In Deed Book Vol. 1042, Page 377.

Being Known And Designated As Tax Parcel No. 43-006-0604-000-1

Title To Said Premises Vested In Raymond E. Labon, Jr. And Lori L. Labon, Husband And Wife By Deed From Richard A. Desalle And Nicola F. Desalle, Husband And Wife Dated 05/01/92 And Recorded 5/4/92 In The Beaver County Recorder Of Deeds In Book 1483, Page _336.

Being known as 200 Mercer Avenue, New Brighton, PA 15066

Tax Parcel Number: 43-006-0604

PARCEL NO.: 43-006-0604

PLAINTIFF: CITIFINANCIAL SERVICING LLC

VS

DEFENDANT: Raymond E. Labon, Jr., A/K/A Raymond E. Labon, A/K/A Raymond Labon, Jr., and Lori L. Labon

SALE ADDRESS: 200 MERCER AVENUE NEW BRIGHTON, PA 15066

PLAINTIFF ATTORNEY: Robert W. Williams, 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