

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$245,897.66

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11871 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, January 4th, 2016**

AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

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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.

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ALL that certain property situated in the Township of Franklin in the County of Beaver and Commonwealth of Pennsylvania, being described as follows: Lot 7 Pine Hill Estate Plan. Being more fully described in a fee simple Deed dated 03/06/2001 and recorded 04/04/2001, among the Land Records of the County and set forth above, in volume 3087143 page.

HAVING erected thereon a dwelling known as 126 Pine Hill Way, Ellwood City, PA 16117.

Parcel No. 61-017-0206.000

BEING the same premises which Mark A. Marion and Kimberly I. Marion, his wife, Deed dated 03/06/2001 and recorded 04/04/2001 in the Recorder of Deeds Office in and for Beaver County, Pennsylvania, Instrument No. 3087143, granted and conveyed unto George H. Tunstall, II.

**PARCEL NO.: 61-017-0206.000**

PLAINTIFF: CITIBANK NA AS TRUSTEE CMLTI ASSET TRUST

VS

DEFENDANT: George H. Tunstall, II

SALE ADDRESS: 126 PINE HILL WAY ELLWOOD CITY, PA 16117

PLAINTIFF ATTORNEY: Louis Vitti, Esq.

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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**