

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$76,046.24

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10653 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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Situate in the Township of Center, County of Beaver and Commonwealth of Pennsylvania, being known as 1611 Old Brodhead Road, Monaca, PA 15061, BEING the same premises which The Alberta R. Eggenberger Revocable Living Trust and Estate of Alberta R. Eggenberger by Mark C. Richard, Successor Trustee & Executor, by Deed dated April 12, 2006, and recorded May 3, 2006, in the Office of the Recorder of Deeds in and for Beaver County as Deed Instrument No. 3268864, granted and conveyed unto Thad C. Buffington, an Individual.

Parcel No.: 56-006-0802.001.

Commonly known as: 1611 Old Brodhead Road, Monaca, PA 15061

Title is vested in Thad C. Buffington, by Deed dated April 12, 2006, and recorded May 3, 2006, in the Office of the Recorder of Deeds in and for Beaver County as Deed Instrument No. 3268864.

PARCEL NO: 56-006-0802.001 MARKET VALUE \$38,900.00

LOCATION OF PROPERTY: 1611 Old Brodhead Road. Monaca. PA 15061

**PARCEL NO.: 56-006-0802.001**

PLAINTIFF: HARTFORD FUNDING LTD

VS

DEFENDANT: Thad C. Buffington

SALE ADDRESS: 1611 Old Brodhead Road Monaca, PA 15061

PLAINTIFF ATTORNEY: M. TROY FREEDMAN, 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**