

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$132,875.37

---

**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11001 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, March 14th, 2016**

**AT 11:00 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 parcel of land situate in Chippewa Township, Beaver County, Pennsylvania, bounded and described as follows:

BEGINNING at a point tit the Northern line of lands now or formerly of Benjamin Borghi et ux., said point being on the West side of n roadway named Klitch Street, 290 feet Southwardly from the intersection of said Klitch Street with the center line of Blackhawk Road; thence by the Western line of said roadway named Klitch Street South 29 degrees 50 minutes East, a distance of 1 05 feet to a point ; thence South 60 degrees 10 minutes West, a distance of 187.5 feet to a point on land now or formerly of Wilbur H. Lynn et ux; thence by the same North 29 degrees 50 minutes West, a distance of 105 feet to a point on other land now or formerly of Benjamin Borghi et ux; thence North 60 degrees 10 minutes East, a distance of 187.5 feel to the point of beginning.

BEING THE SAME PREMISES which James G. Franzini , Executor of the Estate of Florence E. Franzini a/k/a Florine E. Franzini, deceased, by Deed dated 12/07/2007 and recorded 12/13/2007 in the Office of the Recorder of Deeds in and for Beaver County in Instrument # 331 3774, granted and conveyed unto JAME G. FRANZINI.

BEING KNOWN AS: 118 KLITCH STREET, BEAVER FALLS, PA 15010

PARCEL #57-023-0308.000-01-1

**PARCEL NO.: 57-023-0308.000-01-1**

PLAINTIFF: JAMES B. NUTTER & COMPANY

VS

DEFENDANT: JAMES G.FRANZINI, ETAL DECEASED UNKNOWN HEIRS SUCCESSOR ASSIGNS AND ALL PERSONS FIRMS

SALE ADDRESS: 118 KLITCH STREET Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: JILL MANUEL-COUGHLIN, 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**