

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$65,742.10

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10254 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 piece, parcel or tract of land being part of Lot No. 9, as shown on the revised survey of Lots No. 8 and 9 Dated December 4, 1962, attached hereto and made a part of this deed, consisting of a major portion of lot No. 9 as shown in a plan of lots adjoining Lots No. 8 and No. 9 as shown in a plan of lots laid out by Rev. John Springer and S. Blanche Springer, known as Springfield Plan No. 1, in the Township of Center, Beaver County, Pennsylvania, originally surveyed by C.D. Washburn, Registered Engineer, in May, 1940, said Springfield Plan No. 1 being of record in the Recorder's Office of said Beaver County in Plan Book Vol. 5, page 64, the land herein conveyed being more particularly bounded and described as follows, to wit:

BEGINNING at a point measured north 49° 45' west, 247.40 feet from the point where the center line of Brodhead Road intersects with the westerly boundary line of original Lot No. 9; thence along the westerly line of the parcel herein described, north 49° 45' west, 200 feet to a point on the southerly line of Spring Hill Road, a 33 foot street; thence by southerly line of said road, north 21° 45' east, 73.95 feet to a point on the line dividing Lots No. 9 and 9, same place; thence by the last mentioned dividing line south 53° 51' east, 200 feet to a point on the southerly portion of original lot numbered 9; thence by a line drawn parallel to the southerly line of Spring Hill Road, south 21° 35' west, 85.92 feet to a point, said point being the place of beginning.

BEING part of the same premises which Mery Cerccone Gentile, et vir., by deed dated January 4, 1963, and recorded in the Recorder's Office in and for the County of Beaver, Pennsylvania, in Deed Book Vol. 829, page 24, granted and conveyed unto Patsy Legge and Ruth Legge, his wife. The said Patsy Legge died on December 2, 1967, whereby the title vested solely in Ruth Legge, his wife, the surviving tenant by the entirety by operation of law, the grantor herein. Also being the premises, as conveyed in deed from Ruth Legge, widow recorded 09/04/1973 in Book 1015, Page 492, unto Raymond C. Legge, in said county and state.

LOCATION OF PROPERTY: 134 Springhill Road a/k/a 134 Springdale Street, Aliquippa, PA 15010

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

PARCEL NO.: 560170217.002

PLAINTIFF: CITIZENS BANK OF PENNSYLVANIA

VS

DEFENDANT: Raymond C. Legge

SALE ADDRESS: 134 Springhill Road a/k/a 134 Springdale Street City of Aliquippa, PA 15010

PLAINTIFF ATTORNEY: Mattleman, Weinroth & Miller

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