

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$94,696.91

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11787 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 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, piece or parcel of land, with the buildings and Improvements thereon erected. situate, lying and being in Beaver Falls City, in the County of Beaver, State of Pennsylvania bounded and described as follows:

All those two parcels or lots of land situate in the seventh Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lots Nos.77 and 78 in the W.H. Partington Plan of Lots in said City as recorded in the office of the Recorder of Deeds of Beaver County, Pennsylvania at Plan Book Volume 1, page 283.

Being designated as Tax Parcel Id No.07-004-1201.000-01-1.

UNDER AND SUBJECT TO Reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

Being the same premises which Nathan T. Lowery and Elizabeth G. Lowery, husband and wife by Indenture dated 07/09/2004 and recorded 07/15/2009 in the Office of the Recorder of Deeds in and for Beaver County in Deed Instrument 3214232 granted and conveyed unto Robert O. Jones and Jennifer M. Jones, husband and wife, in fee.

Title to said Premises vested in Robert O. Jones and Jennifer M. Jones by Deed from Nathan T. Lowery and Elizabeth G. Lowery, Husband and Wife dated 07/09/2004 and recorded 07/15/2004 in the Beaver County Recorder of Deeds in Instrument Number: 3214232.

PARCEL NO.: 07-004-1201.000-01-1

PLAINTIFF: CITIMORTGAGE INC

VS

DEFENDANT: Robert O. Jones and Jennifer M. Jones

SALE ADDRESS: 3505 6TH AVENUE Beaver Falls, PA 15010

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