

Sheriff Sale of Real Estate

SALE NO. 13

DEBT \$116,740.79

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10073-2008 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, July 14th, 2008

AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULED 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 lot of land, lying and being situate in the Township of Daugherty, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 3, in a plan of lots laid out by J. McCaughtrey and known as Crescent Heights Plan of Lots, as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 2, Page 95, bounded and described as follows, to-wit:

Beginning at a point on the Mercer Road, at the Northwestern corner of land now or late of George E. Blount, et ux.; thence, South 50° 33' 20" East, a distance of 65.73 feet to a point; thence, South 40° 30' East, 9.56 feet to a point; thence, South 50° 15' East, 42.50 feet to a point; thence, South 01° 45' East, 53.2 feet to Main Avenue; thence, in a Westerly direction along said Main Avenue; a distance of 50 feet to a point; thence, North 01° 45' West, a distance of 36.5 feet to a point; thence, North 50° 15' West, a distance of 102.2 feet to the Mercer Road; thence, in a Northeasterly direction along the Mercer Road, North 39° 45' East, a distance of 51.27 feet to the place of beginning.

Being known as 2026 Mercer Road, New Brighton, PA 15066

Tax Parcel Number: 59-005-0506.000-01-1

PARCEL NO.: 59-005-0506.000-01-1

PLAINTIFF: HSBC Bank (USA)

VS

DEFENDANT: Sarah. A. Fury, Bryan C. Fury

SALE ADDRESS: 2026 Mercer Road New Brighton, PA 15066

PLAINTIFF ATTORNEY: Heidi R. Spivak, Esquire

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