

# *Sheriff Sale of Real Estate*

SALE NO. 20

DEBT \$24,012.44

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11393-2009 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, October 19th, 2009**

**AT 10:00 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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ALL that certain piece, parcel or lot of land lying and being situate in the First Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being part of Lot Numbered Three Hundred Seven (307) in Patterson's Plan of Lots in said City, bounded and described as follows, to wit:

ON the North by Ninth Street (formerly called Tenth Street); on the East by other part of Lot No. 307; on the South by Lot No. 305 in the same Plan; on the West by Second Avenue. Said lot herein conveyed having a frontage of forty (40) feet on said Second Avenue and extending back therefrom of equal width one hundred five (105) feet to other part of Lot No. 307, aforesaid.

BEING known as 844 2ND AVENUE, BEAVER FALLS, PA 15010

BEING the same premises which Vernon L. Robinson and Susan E. Robinson, his wife, by Indenture dated October 4, 1978 and recorded October 11, 1978 in the Office of the Recorder of Deeds in and for Beaver County in Deed Book 1111, Page 751, granted and conveyed unto Harold L. Cleckley.

**PARCEL NO.: 01-003-0402.000-01-1**

PLAINTIFF: WACHOVIA BANK OF DELAWARE, N.A., F/K/A FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR IN RIGHT, TITLE AND INTEREST TO FIRST UNION HOME EQUITY BANK, N.A.

VS

DEFENDANT: HAROLD L. CLECKLEY

SALE ADDRESS: 844 2ND AVENUE BEAVER FALLS, PA 15010

PLAINTIFF ATTORNEY: Gregory Javardian, Esquire

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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**