

# *Sheriff Sale of Real Estate*

SALE NO. 20

DEBT \$263,911.93

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12909-2009 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, July 12th, 2010**

**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 LOT OR LAND LYING AND BEING SITUATE IN THE TOWNSHIP OF BRIGHTON, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOT NO. 15 IN THE LYNNE HAVEN PLAN OF LOTS, AS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY, PENNSYLVANIA, AT PLAN BOOK VOLUME 10, PAGE 38, SAID LOT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LYNNE HAVEN DRIVE, A 40-FOOT PUBLIC STREET IN SAID PLAN, WHERE SAID LINE IS INTERSECTED BY THE LINE DIVIDING LOT NOS. 14 AND 15 IN SAID PLAN; THENCE BY SAID DIVIDING LINE, NORTH 87° 44' WEST, A DISTANCE OF 189.58 FEET TO A POINT ON LINE OF LANDS NOW OR FORMERLY OF THE DISTANCE OF 124 FEET TO A POINT AT LINE DIVIDING LOT NOS. 15 AND 16 IN SAID PLAN; THENCE BY SAID DIVIDING LINE, SOUTH 80° 28' 32" EAST, A DISTANCE OF 190.79 FEET TO A POINT ON THE WESTERLY LINE OF LYNNE HAVEN DRIVE; THENCE BY THE WESTERLY LINE OF LYNNE HAVEN DRIVE BY A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 604.90 FEET, AND ARC DISTANCE OF 75 FEET TO A POINT; THENCE BY SAID LINE OF LYNNE HAVEN DRIVE, SOUTH 02° 16' WEST, A DISTANCE OF 25 FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOT NOS. 14 AND 15 AFORESAID AT THE POINT, THE PLACE OF BEGINNING.

**PARCEL NO.: 55-032-0714-000**

PLAINTIFF: ONEWEST BANK, FSB

VS

DEFENDANT: RANDY D. HOWARD, DIANA K. HOWARD

SALE ADDRESS: 140 LYNNE HAVEN DRIVE BEAVER, PA 15009

PLAINTIFF ATTORNEY: Daniel J. Mancini

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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**