

# *Sheriff Sale of Real Estate*

SALE NO. 52

DEBT \$115,555.21

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2005-10535 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, August 9th, 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 parcel or lot of land being situate in the Borough (formerly the Township) of Big Beaver, Beaver County, Pennsylvania, being Lot No. 6 in the Burau Plan of Lots recorded in Plan Book Vol. 8, pp. 108-109, bounded and described as follows:

BEGINNING at a point in the easterly line Big Beaver Drive where the same is intersected by line dividing Lots Nos. 6 and 7 in same Plan; thence by the easterly line of Big Beaver Drive North 32° 4? West 126 feet to a point; thence by the line dividing Lots Nos. 5 and 6 in said plan North 73° 15? East 210 feet thence by line of lots now or lots of John Burau South 32° 4? East 126 feet to a point; thence by line dividing lots Nos. 6 and 7 in said plan South 73° 15? West 210 feet to the point of beginning. Containing .61 acres.

BEING Parcel No. 556233050257.

BEING KNOWN AS: 131 Forrest Drive, Darlington, PA 16115

**PARCEL NO.: 53-002-0409.000**

PLAINTIFF: CITIFINANCIAL MORTGAGE CO. INC. F/K/A ASSOCIATES HOME EQUITY CONSUMER DISCOUNT COMPANY INC.

VS

DEFENDANT: DANNIE L. MCCUEAN, KAREN L. MCCUEAN

SALE ADDRESS: 131 Forest Drive Darlington, PA 16115

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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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**