

Sheriff Sale of Real Estate

SALE NO. 48

DEBT \$104,668.01

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 13363-2009 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, August 9th, 2010

AT 10:00 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 parcel of land in the Borough of Big Beaver (formerly Township of Big Beaver), County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the southerly side of the proposed 30 foot street, which point marks the dividing line between the premises hereby conveyed and lands now or formerly of Delmar Berresford; thence along line of lands now or formerly of Delmar Berresford, South 5° 56' West a distance of 526.59 feet to a point of lands now or formerly of Mennell; thence by lands now or formerly of Mennell, North 74° 11' West, a distance of 101.49 feet to a point at lands now or formerly of Gibson; thence by lands now or formerly of Gibson, North 5° 56' East, a distance of 547.39 feet to a point on the southern side of the aforesaid proposed 30 foot street; thence along the southern side of said proposed street, South 59° 45' East, a distance of 109.73 feet to the place of beginning.

BEING the same premises which Charles O. Duncan and Viola R. Duncan, husband and wife, and Angela Yvonne Duncan, separated spouse of Howard J. Duncan, by Quit Claim Deed dated September 9, 2004 and recorded October 6, 2004 in the Office of the Recorder of Deeds of Beaver County, Pennsylvania, Instrument No. 3221767 granted and conveyed unto HOWARD J. DUNCAN, solely.

PARCEL NO.: 53-003-0210.000-01-1

PLAINTIFF: CITIMORTGAGE, INC.

VS

DEFENDANT: HOWARD J. DUNCAN

SALE ADDRESS: 121 PINEHURST ROAD DARLINGTON, PA 16115

PLAINTIFF ATTORNEY: Gregory Javardian, 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