

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$175,823.82

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11889 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, May 18th, 2015**

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 condominium unit in the Township of Chippewa, County of Beaver and Commonwealth of Pennsylvania being Unit No. 1039 in the Timberwood Trace Condominium in said Township, of record in Beaver County Plan Book, Volume 31, Page 101, and also recorded as Beaver County Instrument No 3087357.

BEING THE SAME PREMISES which TRI-VENTURE LIMITED, A PA LIMITED PARTNERSHIP, by Deed dated MARCH 02, 2007 and recorded MARCH 02, 2007 in the Office of the Recorder of Deeds in and for Beaver County in Deed Book Volume and Page 3292485, granted and conveyed unto ROBYN L. GROVE A/K/A ROBYN GROVE.

BEING KNOWN AS: 1039 TIMBERWOOD DRIVE, BEAVER FALLS, PA 15010

PARCEL #57-048-0205.000

**PARCEL NO.: 57-048-0205.000**

PLAINTIFF: CITIMORTGAGE INC

VS

DEFENDANT: ROBYN L. GROVE, a/k/a Estate of ROBYN GROVE, a/k/a Estate of JEFFREY GROVE PERSONAL REPRESENTATIVE

SALE ADDRESS: 1039 TIMBERWOOD DRIVE Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: POWERS, KIRN & ASSOCIATES, LLC

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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**