

# *Sheriff Sale of Real Estate*

SALE NO. 9

DEBT \$84,584.31

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10579-2010 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 piece, parcel or lot of land lying and being situate in the Boro of Industry, County of Beaver and Commonwealth of Pennsylvania, being lot numbered forty-eight (48) in Sunrise Hills Plan No.2, as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 9, page 5, said lot being more particularly bounded and described as follows:

?BEGINNING at a point on the northeasterly line of Boyana Drive where the same is intersected by the line dividing lots numbered forty-seven (47) and forty-eight (48) in said Plan; thence by dividing North 19 degrees 12' OS\'' East, a distance of two hundred nineteen and seventy-eight hundredths (219.78) feet to a point on line of other land now or formerly of WA and Ruby Ingraham; thence by said lands South 69 degrees 41' 35\'' East, a distance of one hundred twenty-five (125) feet to a point line of lot numbered forty-nine (49) in said Plan; thence by the dividing line between lots numbered forty-eight (48) and forty-nine (49) in said Plan, South 16 degrees 25' 30\'' West, a distance of one hundred ninety-three and sixty-six hundredths (193.66) feet to a point on the northerly line of Boyana Drive; thence by said line South 88 degrees 17' 25\'' West, a distance of one hundred ten (110) feet to a point of curve; thence along the line of Boyana Drive by a curve to the right having a radius of twenty (20) feet, an arc distance of twenty-four and sixty-five hundredths (24.65) feet to a point; thence by the same by a curve to the right, said curve having a radius of one hundred and forty-seven hundredths (100.47) feet, an arc distance of thirteen and twenty-nine hundredths (13.29) feet to the point on the dividing line between lots forty-seven (47) and forty-eight (48) at the place of beginning.

Parcel# 67-006-0405.00

?ALL those certain lots of land being situate in the Borough of Industry, County of Beaver and Commonwealth of Pennsylvania, being lots numbered 49, 50 and 51 in the Sunrise Hills Plan of Lots No.2 as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 9, pages 4 and 5, more particularly bounded and described as follows:

BEGINNING at a point on the Northeasterly side of Boyana Drive where the same is intersected by line between Lots 52 and 51 in said plan; thence by line between Lots 52 and 51, North 56 degrees 17' 25\'' East, 202.94 feet to a corner common of Lots 51,52 and 53 in said plan; thence by the Northeasterly line of Lots 51 and 52 in said plan, North 33 degrees 42' 35\'' West, 258.34 feet; thence by the Northerly line of Lot No. 49 in said plan, North 69 degrees 42' 35\'' West, 165 feet; thence by line between Lots 49 and 48 in said plan, South 16 degrees 25' 30\'' West. 193.66 feet to the Northerly side of Boyana Drive; thence by the Northerly side of Boyana Drive, North 88 degrees 17' 25\'' East, 6.5 feet; thence by same and by the Northeasterly side of by a curve bearing to the right, said curve having a radius of 115 feet for an arc distance of 128.46 feet; thence by the Northeasterly side of Boyana Drive, South 27 degrees 42' 35\'' East, 155.56 feet to the point of beginning.

Parcel# 67-006-0406.00

Property address: 109 Boyana Drive, Industry, Pa 15052

**PARCEL NO.: 67-006-0406.000; 67-006-0405.000**

PLAINTIFF: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP  
VS

DEFENDANT: THOMAS CRONIN JR.

SALE ADDRESS: 109 Boyana Drive Industry, PA 15052

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**