

Sheriff Sale of Real Estate

SALE NO. 47

DEBT \$55,809.06

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10563-2005 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, November 17th, 2008

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 THOSE CERTAIN PARCELS OF LAND SITUATE IN THE BOROUGH OF KOPPEL, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING LOTS NO. 50 AND 51 IN THE KOPPEL PLAN OF LOTS AS THE SAME IS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY IN PLAN BOOK VOLUME 1, PAGE 308, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

ON THE NORTH BY LOT NO. 52, SAME PLAN; ON THE EAST BY SIXTH AVENUE; ON THE SOUTH BY LOT NO. 48, SAME PLAN; AND ON THE EAST BY HAZEL ALLEY. EACH OF SAID LOTS HAVING A FRONTAGE OF TWENTY-FIVE (25) FEET ON SIXTH AVENUE AND EXTENDING BACK THEREFROM OF EQUAL WIDTH, ONE HUNDRED (100) FEET TO HAZEL ALLEY, AFORESAID.

BEING BEAVER COUNTY TAX PARCEL NO. 32-002-0267-000

PARCEL NO.: 32-002-0267-000

PLAINTIFF: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

VS

DEFENDANT: ROBERT A. JEFFRIES, CASEY A. JEFFRIES

SALE ADDRESS: 6214 SIXTH STREET KOPPEL, PA 16136

PLAINTIFF ATTORNEY: Daniel J. Mancini

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