

Sheriff Sale of Real Estate

SALE NO. 4

DEBT \$97,589.92

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10425-2008 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, October 20th, 2008

AT 10:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS HEREBY GIVEN THAT A SCHEDULED 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.

PARCEL 1:

All that certain lot or piece of ground situate in the Township of White, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 61 in the Chrispen Subdivision, as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 30, page 132.

PARCEL II:

All that certain lot or piece of ground situate in the Township of White, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 62 in the Chrispen Subdivision, as recorded in the Recorder's Office of Beaver County, Pennsylvania, in Plan Book Volume 30, page 132.

TAX PARCEL #: NOW ASSESSED AS ONE PARCEL #: 78-001-0126.000-01-1 F/K/A 78-001-0126.000 AND 78-001-0127.000

PROPERTY address: 2204 11TH AVENUE, BEAVER FALLS, PA 15010

PARCEL NO.: 78-001-0126.000-01-1

PLAINTIFF: WELLS FARGO BANK, N.A. AS TRUSTEE FOR ABFC ASSET-BACKED CERTIFICATES, SERIES 2005-HE1

VS

DEFENDANT: FAITH J. CHRISPEN, RONALD K. CHRISPEN

SALE ADDRESS: 2204 11th Avenue Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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