

Sheriff Sale of Real Estate

SALE NO. 4

DEBT \$154,018.09

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11705-2008 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, November 17th, 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.

ALL THAT CERTAIN PARCEL OF LAND IN THE BOROUGH OF BIG BEAVER, BEAVER COUNTY, PENNSYLVANIA BEING LOT NO. 1 AND LOT NO. 2 IN THE MARGARET E. FESLER PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 21, PAGE 164, IN THE BEAVER COUNTY OFFICE OF RECORDER OF DEEDS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF FOXWOOD ROAD (T.R. 667) WHICH POINT IS ALSO IN THE CENTER LINE OF SHENANGO ROAD (L.R. 04099); THENCE ALONG THE CENTER LINE OF SAID FOXWOOD ROAD, SOUTH 83 DEGREES 32 MINUTES EAST FROM 307.04 FEET TO A RAILROAD SPIKE ON LINE OF LOT NO. 3 IN SAID PLAN; THENCE ALONG LINE OF SAID LOT NO. 3, SOUTH 20 DEGREE 47 MINUTES 35 SECONDS FOR 264.74 FEET TO A POINT; THENCE ALONG SAME, SOUTH 89 DEGREES 54 MINUTES 54 SECONDS WEST FOR 89.42 FEET TO A POINT; THENCE ALONG SAME, SOUTH 9 DEGREES 45 MINUTES 36 SECONDS WEST FOR 239.93 FEET TO A POINT; THENCE ALONG SAME, NORTH 83 DEGREES 13 MINUTES 15 SECONDS WEST FOR 363.52 FEET TO A POINT IN THE CENTER LINE OF SAID SHENANGO ROAD; THENCE ALONG THE CENTER LINE OF SHENANGO ROAD, NORTH 10 DEGREES 56 MINUTES 43 SECONDS WEST FOR 484.57 FEET TO THE POINT OF BEGINNING.

BEING TAX PARCEL ID. NO. 53-017-0115 & 53-017-0116

PROPERTY address: 1644 SHENANGO ROAD, NEW GALILEE, PA 16141

PARCEL NO.: 53-017-0116.000 & 53-017-0115-000

PLAINTIFF: DEUTSCHE BANK TRUST COMPANY AMERICAS FORMERLY KNOWN AS BANKER'S TRUST COMPANY, AS TRUSTEE AND CUSTODIAN BY: SAXON MORTGAGE SERVICES, INC. F/K/A MERITECH MORTGAGE SERVICES, INC. AS ITS ATTORNEY-IN-FACT
VS

DEFENDANT: HEATHER A. WASS, RICHARD A. WASS

SALE ADDRESS: 1644 Shenango Road New Galilee, PA 16141

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