

Sheriff Sale of Real Estate

SALE NO. 14

DEBT \$105,870.72

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 12398-2009 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, January 4th, 2010

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 that certain piece, parcel or lot of land situate in the Third Ward of the Borough of Rochester, County of Beaver and Commonwealth of Pennsylvania, being the westerly part of Lot No. 24 in what is commonly referred to as the William Reno Plan of Lots, more particularly bounded and described as follows, to-wit:

Beginning at a point on the southerly line of Clay Street, at the northwest corner of the lot hereby described, and on the dividing line between Lots Nos. 23 and 24 in said plan; thence eastwardly along said southerly line of Clay Street 40 feet, more or less, to a point; thence southwardly by a line parallel with and 6 feet distant westwardly from the dividing line between Lots Nos. 24 and 25 in said plan, formerly the property of Mary Mecklern (Deed Book 157, page 167), for a distance of 140 feet, more or less, to an alley; thence westwardly along the northerly line of said alley 40 feet, more or less, to a point on the dividing line between Lots Nos. 23 and 24 in said plan; thence northwardly by said last mentioned line, 140 feet, more or less, to the southerly line of Clay Street, the point of beginning.

Excepting therefrom and thereout a strip of land along the eastern side of the above described premises, fronting 1.5 feet on said alley and extending back therefrom of even width 45.83 feet, and being the premises conveyed to Thomas A. Shafer, at ux., by deed of David M. Fisher, et ux., dated June 29, 1953 and of record in the Recorder's Office of Beaver County in Deed Book Vol. 657, page 175.00.

BEING THE SAME PREMISES which Robert Mark St. Esprit and Julie A. St. Esprit, husband and wife, by Deed dated May 23, 2001 and recorded May 31, 2001, in the Office for the Recorder of Deeds in and for the County of Beaver, in Deed Document No. 3092261, granted and conveyed unto the Robert Mark St. Esprit, an individual, in fee.

PARCEL NO.: 48-001-0818.000

PLAINTIFF: The Bank of New York Mellon, as Trustee for the registered holders of the Structured Asset Securities Corporation, Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC7
VS

DEFENDANT: Robert Mark St. Esprit

SALE ADDRESS: 433 Clay Street Rochester, PA 15074

PLAINTIFF ATTORNEY: Michael J. Clark, Esq.

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