

Sheriff Sale of Real Estate

SALE NO. 7

DEBT \$81,862.62

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10486-2015 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, August 17th, 2015

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.

Lots numbered 137 and 138 in the Citizens Improvement Company's Plan of Lots, as recorded in Plan Book Vol. 1, Page 98, situate in the Borough of Monaca, County of Beaver.

Being the same property which David J. Joseph and Carol A. Joseph, husband and wife, acquired by Deed from Harriet White, recorded April 4, 2001 in Document No. 3087122 in the Beaver County, Pennsylvania records.

Parcel # 37-001-1708-000

PARCEL NO.: 37-001-1708-000

PLAINTIFF: EMC Mortgage LLC

VS

DEFENDANT: David J. Joseph

SALE ADDRESS: 600 Calder Avenue Monaca MONACA, PA 15061

PLAINTIFF ATTORNEY: Bradley J. Osborne, 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