

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$189,764.86

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10660-2015 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, April 11th, 2016**

**AT 09:00 A.M. PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE**

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**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.**

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ALL THAT CERTAIN two lots of land situate in the third ward of the Borough of Beaver, County of Beaver, and Commonwealth of Pennsylvania, being lots Nos. 8 and part of 9 in the William A. Laird Plan of Lots Recorded in Plan Book Volume A-1, page 121 in the Recorder's Office of Beaver County, Pennsylvania, more particularly bounded and described as follows, to wit;

BEGINNING at a point on Buffalo Street (100 feet wide) at the dividing line between Lots 7 and 8 in said plan; thence from said dividing line along Buffalo Street South 26 degrees 30 minutes East, a distance of 72 feet to an iron pin on the Northeasterly side of Fourth Street; thence along Fourth Street, South 63 degrees 30 minutes West, 140.00 feet to an iron pin at the corner of said Fourth Street and McAllister Alley (10 feet wide); thence along said McAllister Alley, North 26 degrees 30 minutes East 72.00 feet to an iron pin at the dividing line between Lots No. 8 and 7 in said Plan North 53 degrees 30 Minutes East, a distance of 140.00 feet to a point on Buffalo Street, the place of beginning.

TAX PARCEL# 16-002-0900-000-01-1

BEING KNOWN AS: 409 Buffalo Street, Beaver, PA 15009

**PARCEL NO.: 16-002-0900-000-01-1**

PLAINTIFF: LSF9 MASTER PARTICIPATION TRUST  
VS

DEFENDANT: KELLEY A. PERCY, LARRY G. PERCY  
SALE ADDRESS: 409 Buffalo Street Beaver, PA 15009  
PLAINTIFF ATTORNEY: Michael T. McKeever.

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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**