

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$90,942.39

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11856 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, July 13th, 2015

AT 09:00 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 LYING AND BEING SITUATE IN THE TOWNSHIP OF NORTH SEWICKLEY, COUNTY OF BEAVER AND STATE OF PENNSYLVANIA, BEING LOT NO. 18 IN THE BREEZEWOOD TERRACE PLAN OF LOTS AS RECORDED IN THE RECORDER'S OFFICE IN AND FOR THE COUNTY OF BEAVER IN PLAN BOOK VOLUME 7, PAGES 178 AND 179.

BEING DESIGNATED AS TAX PARCEL ID NO. 70-003-0300-000

Title is vested in Marielle L. Sharrer and Donald A. Hefferan by deed from Homer P. Benden and Mary B. Benden, husband and wife dated July 26, 2004 and recorded July 29, 2004 in Instrument Number 3215642.

Map and Parcel ID: 70-003-0300-000

BEING KNOWN AS: 490 Glenda Drive, Beaver Falls, Pennsylvania 15010.

PARCEL NO.: 70-003-0300-000

PLAINTIFF: LSF8 MASTER PARTICIPATION TRUST, by Caliber Home Loans, Inc

VS

DEFENDANT: DONALD A. HEFFERAN, ETAL, MARIELLE L. SHARRER, ETAL

SALE ADDRESS: 490 Glenda Drive Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Terrence J. McCabe, 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