

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$101,410.13

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10571 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, September 14th, 2015**

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 PARCEL OF LAND SITUATE IN THE BOROUGH OF ROCHESTER, COUNTY OF BEAVER AND COMMONWEALTH OF PENNSYLVANIA, BEING PART OF LOT NO. 6 IN BROWN'S SUBDIVISION OF LOTS FOR SAID BOROUGH, RECORDED IN PLAN BOOK NUMBER ONE, PAGE 25 IN THE RECORDER'S OFFICE OF BEAVER COUNTY, BOUNDED AND DESCRIBED AS FOLLOW, TO-WIT:

ON THE NORTH BY LOT NO 5. SAME PLAN; ON THE EAST BY OTHER PART OF SAID LOT NO. 6; ON THE SOUTH BY BROWN AVENUE AND ON THE WEST BY VERMONT AVENUE. THE SAID PARCEL OF GROUND HAVING A FRONTAGE OF 65.00 FEET, MORE OR LESS ON BROWN AVENUE, AND EXTENDING BACK ALONG VERMONT AVENUE OF EQUAL WIDTH 50.00 FEET TO LOT NO. 5 AFORESAID.

BEING KNOWN AS: 437 Vermont Avenue, Rochester, PA 15074  
- PROPERTY ID NO.: 47-002- 1021.000

TITLE TO SAID PREMISES IS VESTED IN Brenda S Epps and Aubrey Epps her husband as tenants by the entirety BY DEED FROM Brenda S Epps DATED 06/15/2007 RECORDED 06/25/2007 AT INSTRUMENT NUMBER 3301410.

**PARCEL NO.: 47-002- 1021.000**

PLAINTIFF: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE SAXON ASSET SECURITIES TRUST  
VS

DEFENDANT: Brenda S. Epps and Aubrey Epps A/K/A Aubrey W. Epps ETAL

SALE ADDRESS: 437 Vermont Avenue Rochester, PA 15074

PLAINTIFF ATTORNEY: Udren Law Offices, P. C.

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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**