SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 10057-2026

For more information, please visit the website below:
https://www.bid4assets.com/beavercountypasheriffsales

WEDNESDAY, JANUARY 06, 2027
AT 10:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

All that certain parcel of land situate in the Second Ward of the City of Beaver Falls, Beaver County, Pennsylvania, being the northerly part of Lot No. Seven (7) in the James F. Parris Plan of Subdivision of Coal Lot "D" in the General Plan of the City of Beaver Falls, as entered in the Recorder's Office of Beaver County in Plan Book Volume 1, Page 106, said part lot being more particularly bounded and described as follows:

Beginning at a point on the southerly line of West Ninth Street, formerly called Mineral Street, at the dividing line between Lots No. 7 and No. 9 in said plan; thence southwardly, along said dividing line, 134.4 feet to the northeasterly corner of lands heretofore conveyed to James N. Kennedy, et ux.; thence westwardly, along said lands now or formerly of Kennedy, for 50 feet, more or less; to the southeasterly corner of lands heretofore conveyed to George Sloka, Sr. et ux.; thence northwardly, along said dividing line and along the easterly line of said lands now or formerly of Sloka and lands now or formerly of Roy E. Shermon, et ux.; for 135 feet, more or less to the southerly line of West Ninth Street aforesaid, thence eastwardly, along said southerly line of West Ninth Street, for 50 feet or more to the place of beginning.

Parcel No.: 02-007-0125

Premises being known as 1715 West 9th Street, Beaver Falls, PA 15010

Parcel No. 020070125000
BEING the same premises which Roberta Ann Fluharty And Gary Fluharty, Husband And Wife, And James Anson Miller, Nancy Jae Miller K/N/A Nancy Jae Shields & Richard Shields, Tricia Lee Kline K/N/A Tricia Lee Kosloski & Vincent Kosloski by Deed dated November 24, 1999 and recorded in the Office of Recorder of Deeds of Beaver County on December 13, 1999 at Instrument# 3051606 granted and conveyed unto Leonard Doughty and Linda Doughty.

Leonard Doughty having departed this life on June 26, 2025.
Linda Doughty having departed this life on February 16, 2008.

PROPERTY ADDRESS: 1715 WEST 9TH STREET, BEAVER FALLS, PA 15010

UPI / TAX PARCEL NUMBER: 020070125000

Seized and taken into execution to be sold as the property of CRYSTAL BULLIAN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF LEONARD DOUGHTY AND LINDA DOUGHTY, DECEASED, JOSEPH DOUGHTY, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF LEONARD DOUGHTY AND LINDA DOUGHTY, DECEASED, KIMBERLY MARTIN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF LEONARD DOUGHTY, DECEASED, LEONARD R DOUGHTY, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF LEONARD DOUGHTY AND LINDA DOUGHTY, DECEASED, RICHARD ALLEN DOUGHTY, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF LEONARD DOUGHTY AND LINDA DOUGHTY, DECEASED in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL 1 INC. TRUST 2007-HE2 MORTGAGE PAS-THROUGH CERTIFICATES, SERIES 2007-HE2.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid within Thrity (30) days, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
STERN & EISENBERG PC
WARRINGTON, PA

TONY GUY, Sheriff
BEAVER COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.