

Sheriff Sale of Real Estate

SALE NO. 37

DEBT \$74,391.74

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10486-2010 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 12th, 2010

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.

?All that certain piece, parcel or lot of land lying and being situate in the Township of Pulaski, County of Beaver and Commonwealth of Pennsylvania, being parts of lots numbered 25 and 26 in the Purpart Numbered 28 in the Plan of Chamberlain, Mendenhall and the heirs of John Cuthbertson, bounded and described as follows:

Beginning at a point on the Western line of Rochester Avenue, which is 37 feet measured Southeastwardly from line dividing lots numbered 25 and 26; thence along said Western line of Rochester Avenue in a Northwestwardly direction 57 feet, more or less to the center line of said lot numbered 25; thence by said center line Westwardly and parallel to the first mentioned dividing line, 137.5 feet, more or less, to the line dividing said lot numbered 25 from lot numbered 24 in said purport numbered 28; thence Southwardly by said last mentioned dividing line 511/3 feet to a point; thence Eastwardly by a line parallel with the first mentioned dividing line, 145.9 feet to the place of beginning.

Parcel# 74-001-0253-000-01-1

Property address: 4508 Rochester Road, New Brighton, PA 15066

BEING THE SAME PREMISES which David Grant and Debra Grant, husband wife by Deed dated 12/15/03 and recorded 12/16/03 in 3194066, conveyed unto Joseph Janicki and Jessica Janicki.

PARCEL NO.: 74-001-0253-000-01-1

PLAINTIFF: BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP
VS

DEFENDANT: JOSEPH G. JANICKI, JESSICA L. JANICKI

SALE ADDRESS: 4508 Rochester Road New Brighton, PA 15066

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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