

Sheriff Sale of Real Estate

SALE NO. 8

DEBT \$124,566.85

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11804-2013 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 14th, 2014

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 Chippewa Township, County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of a public road at the southeast corner of parcel herein conveyed, said point being North 4 deg. 48' East, 280 feet along the center line of said public road from the North side of Loughridge Avenue, being 50 feet in width; thence by lands now or formerly of Alice Mae Gibson, North 85 deg. 12' West, 250 feet to a stake; thence by the same North 4 deg. 48' East 32.01 feet to a stake; thence by lands of said Alice Mae Gibson, North 63 deg 9' 30" East, 199.39 feet to a stake at lands of Gagliardi; thence by lands of Gagliardi, South 85 deg. 12' East, 80.25 feet to a point in the center line of said public road; thence by the center line of said road, South 4 deg. 48' West, 136.61 feet to a point, the place of beginning.

BEING known as Parcel No. 57-027-0203-000

BEING known as 116 Winterburn Road, Beaver Falls, PA 15101

BEING the same premises which Carolyn P. McBride NKA Carolyn P. McBride and Raymond Joseph McBride, her husband by Deed dated November 4, 2011 and recorded November 21, 2011 in the Beaver County Recorder of Deeds Office as Instrument No. 3401517, granted and conveyed unto William R. Powell, Jr. and Carole L. Powell, his wife.

AND THE SAID William R. Powell, Jr. departed this life on or about November 22, 2012 there by vesting title solely upon Carole L. Powell, by the right of survivorship.

PARCEL NO.: 57-027-0203-000

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: Carole L. Powell

SALE ADDRESS: 116 Winterburn Road Beaver Falls, PA 15101

PLAINTIFF ATTORNEY: Bradley J. Osborne

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