

# *Sheriff Sale of Real Estate*

SALE NO. 8

DEBT \$58,727.58

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 10567-2014 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, October 6th, 2014**

AT 10:00 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 or lot of land situate in the Township of White, County of Beaver, Commonwealth Of Pennsylvania, being Lot No. 88 in the William F. Clayton Plan of Lots in said Township, recorded in the Recorder's Office of Beaver County in Plan Book Vol. 5, page 174 and 175 being a Revision of the same Plan of Lots as recorded in said Plan Book Vol. 5, pages 170 and 171, bounded and described as follows to wit:

Beginning at a point on the Easterly side of Twenty-Fourth Avenue on the dividing line between Lots No. 88 and 89 in said plan; thence along said dividing line North 81 degrees 30 minutes East, 118.94 feet to a point on the dividing line between Lots No. 88 and 92 in said Plan; thence along said last mentioned dividing line in a Southerly direction, 60 feet to a point on Clayton Alley; thence along the North side of Clayton Alley, South 81 degrees 30 minutes West 135.08 feet to Twenty-Fourth Avenue; thence by a curved line along the Easterly side of Twenty-Fourth Avenue, 62.85 feet to the place of beginning.

Also, all that certain parcel or lot of land situate in the Township of White, County of Beaver, Commonwealth of Pennsylvania, being Lot No. 89 in the William F. Clayton Plan of Lots in said Township, bounded and described as follow, to wit:

Beginning at a point on the Easterly side of Twenty-Fourth Avenue on the dividing line between Lots Nos. 88 and 89 in said Plan; thence along said dividing line North 81 degrees 30 minutes East, 134.02 feet to a point on the dividing line between Lots No. 89 and 91 in said Plan; thence along said last mentioned dividing line, in a Northerly direction, 75 feet to a point common to Lots No. 89, 90 and 91 in said Plan; thence in a Northwesterly direction along the dividing line of Lots Nos. 89 and 90 in said Plan, 29.29 feet to a point on Twenty-Fourth Avenue; thence along the Easterly side of Twenty-Fourth Avenue, South 45 degrees West, 104.88 feet to a point; thence along the said Easterly side of Twenty-Fourth Avenue in a Southerly direction by a curved line, 48.89 feet to the place of beginning.

Known as Parcel 78-004-0301.000

Under and Subject to and together with the rights, privileges, agreements, rights-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, deeds or conveyances.

Subject to the agreement that no other Building in addition to said residence except for a private garage shall be place on either of said Lots, recorded 11/01/1947 in Deed Book 573, page 150.

BEING the same premises which Irene Kopchik, trustee of Peter Kopchik & Irene Kopchik Revocable Living Trust, by Deed dated March 15, 2010 and recorded March 22, 2010 in the Beaver County Recorder of Deeds Office as Deed Instrument No. 3362081, granted and conveyed unto Robert D. Mannella, an unmarried man.

**PARCEL NO.: 78-004-0301.000**

PLAINTIFF: JPMorgan Chase Bank, National Association

VS

DEFENDANT: Robert D. Mannella

SALE ADDRESS: 2902 24th Avenue Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Bradley J. Osborne, Esq.

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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**