

# *Sheriff Sale of Real Estate*

SALE NO. 24

DEBT \$122,576.54

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11165-2014 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, January 5th, 2015**

**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 piece, parcel or lot of land lying and being situate in the Township of Chippewa, County of Beaver and Commonwealth of Pennsylvania, being Lot Numbered 39 in the Cunningham Farm Plan of Lots as recorded in Plan Book Volume 4, page 104.

SUBJECT to all easements, restrictions and zoning ordinances of record affecting said property.

PARCEL No. 57-006-0405-000

BEING the same premises which Christopher R. Fragale and Alice Fragale, husband and wife, by Deed dated February 16, 2005 and recorded February 17, 2005 in the Beaver County Recorder of Deeds Office as Instrument No. 3232681, granted and conveyed unto Eric S. Campbell and Rebecca A. Campbell, husband and wife.

**PARCEL NO.: 57-006-0405-000**

PLAINTIFF: JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance LLC successor by merger to Chase Manhattan Mortgage Corporation

VS

DEFENDANT: Eric S. Campbell, Rebecca A. Campbell

SALE ADDRESS: 144 Samuel Street 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**