

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$85,999.30

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11432-2014 TO ME DIRECTED, WILL BE SOLD AT PUBLIC SALE, IN THE BEAVER COUNTY COURTHOUSE, 810 THIRD STREET, COMMISSIONERS CONFERENCE ROOM, BEAVER, PENNSYLVANIA ANNOUNCED ON**

**Tuesday, April 11th, 2016**

**AT 12:00 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 or parcel of land situate in Center Township, Beaver County, Commonwealth of Pennsylvania, being all of lot numbered 44 in the Wickham Manor Plan of lots, Revised, recorded in the Recorder's Office of Beaver County, Pennsylvania, in plan Book Volume. 8 page 62 and 63, bounded and Described as follows, to wit:

**BEGINNING** at a point formed by the intersection of the Southeastern side of Elm Drive and the line Dividing lots 43 and 44 said plan; thence along the last mentioned dividing line South 36 degrees 33 Minutes 30 seconds East for a distance of 200 feet to a point on the Southeastern side of lot numbered 44; thence along the Southeastern side of lot numbered 44, South 53 degrees 26 minutes 30 seconds West for a distance of 75 feet to a point on the line dividing lots 44 and 45, said plan; thence along the last mentioned dividing line North 36 degrees 33 minutes 30 seconds West for a distance of 200 feet to a point on the Southeastern side of Elm Drive; thence along the Southeastern side of Elm Drive, North 53 degrees 26 minutes 30 seconds East for a distance of 75 feet to a point at the place of beginning.

Tax ID / Parcel No. 56-006-0601.000

**BEING KNOWN AS:** 105 Elm Drive, Monaca, PA 15061

**PARCEL NO.: 56-006-0601.000**

PLAINTIFF: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

VS

DEFENDANT: STEPHEN A. GALASKI

SALE ADDRESS: 105 Elm Drive Monaca, PA 15061

PLAINTIFF ATTORNEY: Michael T. McKeever

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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**