

Sheriff Sale of Real Estate

SALE NO. NULL

DEBT \$46,842.36

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11489 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, May 18th, 2015

AT 09:00 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 THOSE TWO PIECES, PARCELS OR LOTS OF LAND SITUATE IN THE 2ND WARD OF THE BOROUGH OF ROCHESTER, IN THE COUNTY OF BEAVER AND STATE OF PENNSYLVANIA, BEING LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN A PLAN OF LOTS LAID OUT BY THE ESTATE OF BEN TREGLIA, DECEASED, SAID PLAN BEING OF RECORD IN THE RECORDER'S OFFICE OF BEAVER COUNTY, IN DEED BOOK VOLUME 382, PAGE 119, SAID LOTS ADJOINING EACH OTHER AND BEING TOGETHER PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A STAKE WHICH MARKS THE INTERSECTION OF THE NORTH LINE OF WEBSTER STREET WITH THE SOUTHEASTERN LINE OF HARMONY AVENUE; THENCE NORTHEASTERWARDLY BY SAID LINE OF HARMONY AVENUE, ONE HUNDRED SIXTY-EIGHT AND ONE-TENTH (168.1) FEET TO A STAKE AND LOT NUMBERED THIRTEEN (13), SAME PLAN; THENCE SOUTHEASTWARDLY BY THE DIVIDING LINE BETWEEN LOTS NUMBERED TWELVE (12) AND THIRTEEN (13) IN SAID PLAN, SIXTY (60) FEET TO A STAKE AND CORNER COMMON TO LOTS HEREBY CONVEYED AND LOT NUMBERED THIRTEEN (13); THENCE EASTWARDLY BY THE DIVIDING LINE BETWEEN LOTS NUMBERED ELEVEN (11) AND THIRTEEN (13), TWENTY-EIGHT AND FIVE-TENTHS (28.5) FEET TO A STAKE; AND CORNER OF LOT NUMBERED TEN (10), SAME PLAN; THENCE SOUTHWARDLY BY THE DIVIDING LINE BETWEEN SAID LOT NUMBERED TEN (10) AND LOT NUMBERED ELEVEN (11), FIFTY-TWO AND SIX-TENTHS (52.6) FEET TO A STAKE ON THE NORTH LINE OF WEBSTER STREET; THENCE WESTWARDLY BY SAID LINE OF WEBSTER STREET, ONE HUNDRED NINETY FOUR AND FIVE-TENTHS (194.5) FEET TO A STAKE, THE PLACE OF BEGINNING

Map and Parcel ID: 47-002-0520.000

BEING KNOWN AS: 487 Harmony Avenue, Rochester, Pennsylvania 15074.

Title is vested in JOSEPH D. GLENN, Single Man by deed from ROBERT A. PICCININI AND JUDITH PICCININI, HIS WIFE JOINING dated August 31, 1992 and recorded September 1, 1992 in Deed Book 1503, Page 707.

PARCEL NO.: 47-002-0520.000

PLAINTIFF: JPMORGAN CHASE BANK NA S/B/M CHASE HOME FINANCE LLC ETAL

VS

DEFENDANT: JOSEPH D. GLENN

SALE ADDRESS: 487 HARMONY AVENUE ROCHESTER, PA 15074

PLAINTIFF ATTORNEY: Terrence J. McCabe, Esq.

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