

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$89,709.81

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10025 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 13th, 2015**

**AT 09:00 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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Tax Parcel No. 03-002-0906

ALL THAT CERTAIN piece, parcel or lot of land lying and being situate in the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being part of Lot No. 871 in the Economy Plan in said City, being more particularly bounded and described as follows:

BEGINNING at the southwest corner of Fourth Avenue and Twelfth Street; THENCE southwardly along Fourth Avenue, a distance of 30 feet to a point;

THENCE westwardly by a line parallel with Twelfth Street, a distance 145 feet, more or less, to Sherman Alley;

THENCE northwardly along Sherman Alley, a distance of 30 feet to Twelfth Street;

THENCE eastwardly along Twelfth Street, a distance of 145 feet, more or less, to Fourth Avenue, the place of beginning.

BEING further identified as Beaver County Tax Parcel No. 03-002-0906 as shown on assessment map in the Records of Beaver County, Pennsylvania.

BEING the same premises which Michael A. Karczewski and Rikki L. Karczewski, husband and wife, by deed dated 7/9/2007 and recorded 7/10/2007 in the Beaver County Recorder of Deeds Office as Instrument #3302487, granted and conveyed unto Sean A. Graves, a married man.

**PARCEL NO.: 03-002-0906**

PLAINTIFF: JPMORGAN CHASE BANK NATIONAL ASSOCIATION SUCCESSOR BY CHASE HOME FINANCE LLC  
SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION

VS

DEFENDANT: Sean A. Graves

SALE ADDRESS: 1127 4TH AVENUE Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Christopher A. DeNardo, 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**