

# *Sheriff Sale of Real Estate*

SALE NO. NULL

DEBT \$42,991.01

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10455 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, August 17th, 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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ALL that certain piece or parcel of ground situate in the Third Ward of the Borough of Ambridge, County of Beaver, and Commonwealth of Pennsylvania, being Lot No. 59 in the Economy Lumber & Building Company Plan of Lots as recorded in the Records Office of Beaver County in Plan Book Volume 4, Page 45.  
Parcel No. 11-007-0506.000.

BEING the same property which Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc. Asset Backed Pass Through Certificates, Series 2006-R I Under the Pooling and Servicing Agreement Dated as of February 1, 2006 Without Recourse by Citi Residential Lending, Inc. its Attorney in Fact by a Power of Attorney Recorded 2/15/2008 in Instrument #3317377 granted and conveyed to Peter Galvan, by Deed dated March 26, 2008 and recorded August 19, 2008 in the Recorder of Deeds Office, Beaver County, Pennsylvania in Instrument No. 3329693.

**PARCEL NO.: 11-007-0506.000**

PLAINTIFF: FIRST NATIONAL BANK OF PENNSYLVANIA

VS

DEFENDANT: UNKNOWN EXECUTOR AND HEIRS OF THE ESTATE OF PETER GALVAN a/k/a PETER A. GALVAN, JR. DECEASED

SALE ADDRESS: 1002 KRISTOFEK AVENUE AMBRIDGE, PA 15003

PLAINTIFF ATTORNEY: Kristine M. Anthou, 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**