

# *Sheriff Sale of Real Estate*

SALE NO. 8

DEBT \$98,260.07

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**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-10253 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 4th, 2016**

**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 or parcel or lot of land situate in the First Ward of the Borough of Ambridge, County of Beaver, Commonwealth of Pennsylvania, being all of lots situate in the Eastern Section of Block "D" of Beaver Land Company's Plan #2, recorded in the Recorder's Office of Beaver County, aforesaid, in Plan Book Vol. 2, Page 53, bounded and described as follows:

BEGINNING at a point in the east line of an unnamed twelve (12) foot alley, the northwest corner of the within described parcel (said corner being a point located south 29 degrees 44 minutes East, 390 feet distant from a point formed by the intersection of south line of Charles Street Extension with the east line of said alley); thence along said east line South 28 degrees 44 minutes East 50 feet to a point; thence at right angles to said alley, North 60 degrees 16 minutes East, for a distance of 185.63 feet to a point in the west line of Elm Road; thence in a northwesterly direction along said West line, by a curved line convex toward the east, having a radius of 300 feet, for a distance of 50.50 feet to a point; thence at right angles to said alley, and distant 390 feet from the south line of Charles Street Extension, South 60 degrees 16 minutes West for a distance of 178.88 feet to a point, the place of beginning having thereon erected a two story building.

Being designated as Parcel Number: 09-003-0815-00009-003-0815.000

BEING THE SAME PREMISES which Charles J. Pellissier and Carol M. Pellissier, husband and wife, by Deed dated 11/15/01 and recorded 11/20/01 in the Office of the Recorder of Deeds in and for the County of Beaver, in Deed Document ID#3108606, granted and conveyed unto Carl Notarianni and Tracy Notarianni, husband and wife, in fee.

**PARCEL NO.: 09-003-0815.000**

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: Tracy Notarianni, Carl Notarianni  
SALE ADDRESS: 319 ELM ROAD Ambridge, PA 15003  
PLAINTIFF ATTORNEY: LESLIE J. RASE, 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**