

# *Sheriff Sale of Real Estate*

SALE NO. 6

DEBT \$56,428.99

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BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11509-2010 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, October 18th, 2010**

**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, parcel or lot of ground situate in the Borough of Freedom (formerly New Sewickley Township), County of Beaver and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post on the southwest corner and line of lot now or late, of Frederick Yeager and a forty (40) foot street;

?THENCE along said street, northwestwardly, forty-five (45) feet to a post and land, now or late of Mrs. Louisa M. Cheney;

THENCE along the line of land, now or late, of Mrs. Louisa M. Cheney, northeastwardly in a parallel line, two hundred twenty-five (225) feet to a post and line of land, now or late of John Mengel;

?THENCE along line of land, now or late, of John Mengel, southeastwardly, forty-five (45) feet to a post and line of lot, now or late, of Frederick Yeager;

THENCE along the line of lot, now or late, of Frederick Yeager, southwestwardly two hundred twenty-five (225) feet to said forty (40) foot street, and place of beginning.

Parcel # 26-001-0326.000

Property address: 635 6th Avenue, Freedom, PA 15042

BEING THE SAME PREMISES which Michael J. Evans, Sr. and Deborah L. Evans, husband and wife by Deed dated 04/14/05 and recorded 04/20/05 in #3237351, conveyed unto Diana Vereb, single and James Kronk and Kimberly Kronk, husband and wife.

**PARCEL NO.: 26-001-0326.000**

PLAINTIFF: THE BANK OF NEW YORK MELLON, AS SUCCESSOR TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-2

VS

DEFENDANT: KIMBERLY KRONK, DIANA M VEREB

SALE ADDRESS: 635 6th Avenue Freedom, PA 15042

PLAINTIFF ATTORNEY: Joseph A. Goldbeck, Jr.

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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**