

# *Sheriff Sale of Real Estate*

SALE NO. 5

DEBT \$64,151.57

---

**BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 11504-2014 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, February 9th, 2015**

**AT 10:00 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 THAT CERTAIN parcel or lot of land situate in the Seventh Ward of the City of Beaver Falls, County of Beaver and Commonwealth of Pennsylvania, being Lot No. 53 in the Thomas A. Smith Plan of Lots as recorded in Plan Book Volume 3, Page 89, said lot bounded and described as follows, to wit:

BEGINNING at the post on the northerly side of 37th Street at the line dividing Lots No. 53 and 52 in said Plan; thence westwardly along 38th Street, 40 feet to the line dividing Lots No. 54 and 53 in said Plan; thence by said dividing line northwardly 113.85 feet to the Young Plan; thence by line dividing land herein described from the Young Plan eastwardly 40 feet, more or less, to the line dividing Lots No. 53 and 52 in the Thomas A. Smith Plan thence by said dividing line southwardly 113.47 feet to a point at the place of beginning.

Being known as Map Parcel Number 07-004-0903.000-01-1

BEING the same premises which U.S. Bank N.A., as Trustee c/o Ocwen Federal Bank, N/K/A Ocwen Loan Servicing, LLC, as its Attorney-in-Fact, by Deed dated January 18, 2006 and recorded March 24, 2006 in the Beaver County Recorder of Deeds Office as Deed Instrument No. 3265478, granted and conveyed unto Gina M. Cornelius.

**PARCEL NO.: 07-004-0903.000-01-1**

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: Gina M. Cornelius

SALE ADDRESS: 518 38th Street Beaver Falls, PA 15010

PLAINTIFF ATTORNEY: Bradley J. Osborne, 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**