

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-455

Issued out of the Court of Common Pleas of Elk County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Elk County Courthouse in the City of Ridgway, County of Elk, Commonwealth of Pennsylvania on:

**THURSDAY, JUNE 13, 2019
AT 1:00 O'CLOCK P.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the Township of Ridgway, County of Elk and State of Pennsylvania, bounded and described as follows: BEGINNING at a point in the North line of Land of Annie Fitch, said point being sixty-four (64) rods west of the Northeast corner of said land; thence South twenty (20) rods to a post, thence West sixteen (16) rods to a post; thence North twenty (20) rods to a post; thence East sixteen (16) rods to the place of beginning.

Containing three hundred and twenty (320) square rods.

TITLE TO SAID PREMISES IS VESTED IN MARGARET A. FITCH, SINGLE, by Deed from BERT FITCH AND LAURA FITCH, HUSBAND AND WIFE, Dated 12/11/1990, Recorded 12/20/1990, in Book 269, Page 891.

Parcel #: 09-06-018-8877 Control #: 010762
Premises Being: 1145 Water Street Ext, Johnsonburg, PA 15845
Deed Book and Page #: Book 269, Page 891
Improvements to the Property: Residential Property, 1.5 story dwelling
Judgment Amount: \$76,462.77

PROPERTY ADDRESS: 1145 Water Street Ext., Johnsonburg, PA 15845

Seized and taken into execution to be sold as the property of MARGARET FITCH in suit of U.S. BANK NATIONAL ASSOCIATION.

TERMS OF SALE: The successful bidder must pay ten (10%) percent of the bid at the time of the sale in cash, certified check or money order and the balance of within thirty (30) days thereafter, otherwise, the property will be re-exposed for sale on the same date or at a subsequent date at the risk and expense of the first person to whom it was struck off and that person's ten percent bid shall be forfeited to the Sheriff's Office as damages to cover expenses and deficiencies incident to a resale.

Attorney for the Plaintiff:
Phelan Hallinan Diamond & Jones, LLP
Philadelphia, PA 215-563-7000

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania