

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017-825

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.

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**\*\* RESCHEDULE NOTICE \*\***

ALL THAT CERTAIN tract of land situate in Fox Township, Elk County, Pennsylvania, identified as UPI No. 03-20-007-1462, and bounded and described as follows:

BEGINNING at a point in the western line of Pennsylvania State Highway Route 255, said point marking the southeast corner of a tract of land conveyed to Joseph C. Nissel and Sara M. Nissel by Deed of Joseph C. Nissel dated January 9, 1990 and recorded January 12, 1990 in Elk County Deed Book 265 at page 623;

THENCE, along the western curb of the said Highway, South 00° 12' 11" West two hundred fifty (250) feet to a point;

THENCE, North 89° 49' 29" West four hundred twenty-five (425) feet to a point;

THENCE, North 00° 12' 11" East two hundred (200) feet to a point;

THENCE, South 89° 45' 47" East one hundred eighty and sixty-eight hundredths (180.68) feet to a point;

THENCE, North 00° 09' 03" East fifty (50) feet to a point;

THENCE, South 89° 49' 47" East two hundred forty-four and thirty-five hundredths (244.35) feet to a point,  
THE PLACE OF BEGINNING.

EXCEPTING 0.407 acre as taken or conveyed by PennDOT for the state highway.

ALSO EXCEPTING coal, oil or gas rights.

The above description was made in accordance with a survey made by Robert E. Leslie, Registered Surveyor, for Joseph C. Nissel, a/k/a Nissel Dairy Farm.

TITLE TO SAID PREMISES IS VESTED IN CHRISTOPHER HADFIELD AND RENEE A. HADFIELD, H/W, AS TENANTS BY THE ENTIRETIES WITH THE RIGHT OF SURVIVORSHIP, by Deed from ANTHONY V. NISSEL AND JANICE M. NISSEL, H/W, Dated 02/13/2012, Recorded 02/14/2012, Instrument No. 2012-000614.

Tax Map: 03-20-007-1462, Control #: 026426

Premises Being: 1248 MILLION DOLLAR HIGHWAY, KERSEY, PA 15846-2714

Deed Instrument No. 2012-000614

Improvements to the Property: 1 story, double wide modular

Judgment Amount: \$144,092.74

PROPERTY ADDRESS: 1248 Million Dollar Highway, Kersey, PA 15846

**Seized and taken into execution to be sold as the property of CHRISTOPHER HADFIELD A/K/A CHRISTOPHER C HADFIELD, RENEE A HADFIELD in suit of WELLS FARGO BANK, N.A..**

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**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**