

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-92

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, AUGUST 19, 2021
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.

TO: LAND PARTNERS, LIMITED PARTNERSHIP, ESTATE OF FLOYD. D. HOWELL, III, AND ALL INTERESTED PARTIES AND CLAIMANTS

On August 19, 2021, at 1 o'clock, P.M. in Conference Room #2, Elk County Courthouse Annex, 300 Center Street, Ridgway, Pennsylvania 15853, the Sheriff of Elk County, Pennsylvania, will be conducting a foreclosure sale pursuant to Pennsylvania Rules of Civil Procedure on a judgment issued in favor of the Estate of Floyd D. Howell, III, Plaintiff, and against Land Partners, Limited Partnership, Defendant, to No. 2021-92 in the Court of Common Pleas of the 59th Judicial District, Elk County Branch, on May 7, 2021, in the principal sum of \$76,260.35.

The property to be sold is land, a dwelling house and an outbuilding situated at 188 Center Street, St. Marys, PA, Tax Parcel No. 13-13-236-3731, more particularly described at Elk County Instrument No. 2013-002116, owned or reputedly owned by Land Partners, Limited Partnership.

JUDGMENT AMOUNT: \$76,260.35

PROPERTY ADDRESS: 188 CENTER STREET, ST MARYS, PA 15857

UPI / TAX PARCEL NUMBER: 13-13-236-3731/017708

Seized and taken into execution to be sold as the property of LAND PARTNERS, LIMITED PARTNERSHIP in suit of JANA L HOWELL, EXECUTOR, ESTATE OF FLOYD D HOWELL, III.

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:
MEYER WAGNER BROWN & KRAUS
ST MARYS, PA 814-781-3445

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania