

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019-235

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, NOVEMBER 21, 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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ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the Township of Ridgway, County of Elk and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point, which is the northwestern corner of a 16 acre parcel conveyed by Corrine L. Young, et al., to Paul E. Elias and Lori L. Elias by deed dated August 25, 1985, and rerecorded in Elk County Deed Book 245 at page 140; said point also being in the southern boundary of a private road, known as Malin Road, which runs in a westerly direction from Montmorenci Road to the premises and 402.775 feet distant from the western boundary of the 16 acre parcel, 1074.15 feet, more or less, the southern boundary of the 16 acre parcel; thence East along the southern boundary of the 16 acre parcel, 247.725 feet to the southeastern corner of the 16 acre parcel; thence North along the eastern boundary of the 16 acre parcel, 1074.15 feet, more or less, to a point situate in the southern boundary of Malin Road, thence West along the southern boundary line of Malin Road, 245.225 feet to a point and the place of beginning.

CONTAINING approximately six (6) acres of land.

Parcel ID 09-11-012-9267  
Control Number: 022346  
IMPROVEMENTS: Residential dwelling

For information purposes only - property also known as:  
239 Malin Road  
Ridgway, PA 15853

TITLE TO SAID PREMISES IS VESTED IN Bruce D. Mottern, single by Deed from Bruce D. Mottern and H. Ruth Mottern, dated 11/18/05, recorded 12/07/05, in Book 5404, page 728.

Judgement Amount: \$113,069.85

PROPERTY ADDRESS: 239 MALIN ROAD, RIDGWAY, PA 15853

**Seized and taken into execution to be sold as the property of BRUCE D. MOTTERN in suit of THE BANK OF NEW YORK MELLON ET AL..**

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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:  
Parker McKay  
Mount Laurel, NJ 856-810-5815

**W. TODD CALTAGARONE, Sheriff**  
**ELK COUNTY, Pennsylvania**