

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015-386

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, APRIL 23, 2020
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 tract of land situate, lying and being in the Township of Jay, County of Elk, Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a 1" iron pipe set, said pipe marking the northwest corner of a parcel of land conveyed by Casimir Charles Carpin and Aileen Carpin to David Liptak and Charlene M. Liptak by deed dated August 21, 1989 and recorded in Elk County Deed Book 264, at page 178, said pipe being also a corner of the grantors herein; thence along the northern line of the grantors herein, North 90° 00' 00" West, 439.60 feet to a 1" iron pipe set marking the northwest corner of the parcel herein conveyed; thence through lands of the grantors herein, South 00° 00' 00" West (erroneously stated as East in previous deeds of record), 150.41 to a 1" iron pipe set in the south line of the grantors herein, said pipe marking the southwest corner of the parcel herein conveyed, said pipe being also in the north line of a 12' right of way; thence along the south line of the grantors herein, being also the north line of the aforesaid right of way, South 89° 13' 06" East (East call erroneously omitted in previous deeds of record), 380.80 feet to a 1" iron pipe set, said pipe marking the southeast corner of the parcel herein conveyed, said pipe also marking the southwest corner of the aforesaid Liptak parcel, thence along the western line of the aforesaid Liptak tract, North 20° 42' 40" East, 166.36 feet to the place of beginning.

CONTAINING 1.443 acres of land, more or less.

TOGETHER with all improvements located thereon.

BEING the same premises conveyed by Tracey A. Phillips, formerly Tracey A. Drexler, to Tracey A. Phillips by Deed dated July 3, 2008 and recorded in Elk County at Document No. 2008-002725, under date of July 10, 2008.

The above description was based on a survey prepared by Thomas B. McKeon & Associates, dated August 1996.

Tax Map No. 06-20-308-9888 Control No. 06-027601

and being known as 162 Carpin Lane, Weedville, PA 15868.

Improvements as follows: Dwelling is a detached, 2 story unit with a square footage of 2,763, over a full basement of 1690 sf. Other improvements include a front porch and a 3-car garage and driveway.

Judgment Amount: \$328,624.76

PROPERTY ADDRESS: 162 CARPIN LANE, WEEDVILLE, PA 15868

Seized and taken into execution to be sold as the property of TRACEY A PHILLIPS in suit of FARMERS NATIONAL BANK OF EMLENTON.

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:
Lynn, King & Schreffler, P.C.
Emlenton, PA 724-867-5921

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania