

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-113

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, MARCH 18, 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.

ALL that certain piece, parcel or lots of land situate, lying and being in the Borough of Ridgway, County of Elk and State of Pennsylvania, bounded and described as follows:

Tax Map No. 12-12-215-1631 Control No. 12-014770

IMPROVEMENTS: a two-story dwelling with attic over basement (618 sq. ft.) with rear enclosed porch (80 sq. ft.) and an open front porch (140 sq. ft.)

BEING known as 926 North Broad Street, Ridgway, PA 15853

BEING the same premises which Chad A. Eozzo by deed dated October 27, 2017 and recorded in the Recorder of Deeds of Elk County Office on October 30, 2017 granted and conveyed unto Shana N. Rossiter at Instrument No. 2017-003190

JUDGMENT AMOUNT: \$44,895.95

PROPERTY ADDRESS: 926 NORTH BROAD STREET, RIDGWAY, PA 15853

Seized and taken into execution to be sold as the property of SHANA ROSSITER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
VITTI LAW GROUP INCORPORATED
OAKMONT, PA 412-281-1725

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania