

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016-295

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 16, 2017
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 tract of land situate in the City of St. Marys, Elk County, Pennsylvania, bounded and described as follows:

BEGINNING at the northeastern corner of intersection of South St. Marys Street and Race Street;

THENCE in an easterly direction along the north line of Race Street, 65 feet to a point;

THENCE in a northerly direction parallel with the eastern margin of South St. Marys Street, 36.75 feet to a point;

THENCE in a westerly direction parallel with the north line of said Race Street, 65 feet to the eastern margin of South St. Marys Street;

THENCE in a southerly direction along the eastern margin of South St. Marys Street, 36.75 feet to the place of beginning.

BEING that same parcel or piece of land conveyed to Michael R. McCoy by Deed dated April 5, 2006, and recorded April 17, 2006 with the Elk County Recorder of Deed's Office in Elk County, Pennsylvania at Book 548, Page 668.

TAX MAP #13-13-237-7256 CONTROL #018335

CONTAINING 2,388.75 square feet and a two-story vinyl-sided wood-framed dwelling with a detached garage.

Being commonly known as 395 S. St. Marys St., St. Marys, PA 15857.

PROPERTY ADDRESS: 395 S. St. Marys St., St. Marys, PA 15857

Seized and taken into execution to be sold as the property of MICHAEL R. MCCOY in suit of NORTHWEST SAVINGS BANK.

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:
Knox McLaughlin Gornall & Sennett, P.C.
Erie, PA 814-459-2800

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania