

SHERIFF'S SALE OF REAL ESTATE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TAKE NOTICE that I, Jeffrey C. Krieg, Sheriff of Elk County will expose at public sale the following described real estate in the Small Conference Room in the basement of the Elk County Courthouse, Ridgway, Pennsylvania on **Thursday, April 15, 2010 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by GMAC Mortgage, LLC against Richard Gausman and Elaine Gausman. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 09-829 in the amount of \$ 32,271.16 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain tract of land situate in the City of St. Marys, Elk County, Pennsylvania, designated as Tax Parcel Number 13-13-221-6838, bounded and described as follows,-

BEGINNING at point in the north line of Rightmeyer Street, being the southeast corner of land now or formerly of Cyril Rettger;

THENCE northerly along the east line of said land now or formerly of Rettger, one hundred (100) feet, more of less, to the boundary line of lands now or formerly of Martin Dippold;

THENCE East forty (40) feet along said line, the same being the northern boundary of land comprised in Sterley's Plan of Lots, to a point;

THENCE Southerly in a line at right angles with the last mentioned line, eighty (80) feet, more or less, to Rightmeyer Street;

THENCE Southwesterly along said street fifty (50) feet, more or less, to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Richard Gausman and Elaine Gausman, h/w, by Deed from Ronald L. McClinsey and Patricia A. McClinsey, h/w, dated 11/13/2007, recorded 12/13/2007 in Instrument Number 2007-005080.

TAX MAP #: 13-13-221-6838 CONTROL #: 13-017111

IMPROVEMENTS being a two-story frame dwelling over basement (728 sq. ft.) with a one-story frame over basement addition (99 sq. ft.), an open porch (24 sq. ft.), and a deck (252 sq. ft.)

BEING known as 439 Rightmeyer Street, St. Marys, PA 15857

ATTORNEY: Daniel G. Schmieg, Esq.
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1617 John F. Kennedy Boulevard
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All claims against the above property must be filed at the Office of the Sheriff prior to the above sale date. Claims to the proceeds must be made with the Office of the Sheriff before distribution. The Sheriff will file a Schedule of Distribution in his office, no later than 30 days after the sale. Exceptions to distribution or a Petition to set aside the Sale must be filed with the Office of the Sheriff no later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Date: *The Daily Press*
March 18, 2010
March 25, 2010
April 1, 2010

Jeffrey C. Krieg, Sheriff
Sheriff's Office
Ridgway, PA 15853

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.