

SHERIFF'S SALE OF REAL ESTATE

CONTINUED 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 Attorney Conference Room on the First Floor of the Elk County Courthouse, Ridgway, Pennsylvania on **Thursday, November 4th, 2010 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Everhome Mortgage Company against Randy L. Zuchowski, Jr. and Randy L. Zuchowski, Sr. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 08-1180 in the amount of \$62,298.20 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or lot of land situate, lying and being in the City of St. Marys (formerly the Township of Benzinger), County of Elk, and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point North 02 degrees 18' West and fifty (50) feet distant from the intersection of the Benzinger Township - St. Marys Borough line with the Western line of Mark Street as extended, which intersection is also the Northeast corner of lot of land formerly owned by Benedict Nicklas; thence North 02 degrees 18' West along Mark Street as extended fifty (50) feet to an iron pipe; thence South 87 degrees 42' West one hundred fifty (150) feet to an iron pipe; thence South 02 degrees 18' East fifty (50) feet to a point; thence North 87 degrees 42' East and parallel with the said Benzinger Township - St. Marys Borough line, one hundred fifty (150) feet to the place of beginning.

Title to said premises is vested in Randy L. Zuchowski, Jr. and Randy L. Zuchowski, Sr. by deed from James A. Meyer, Esq., Agent for Richard F. Finfinger, Co-Executor, and Susanne J. Dinsmore, Agent for Elizabeth J. Symanski, Co-Executor of the George E. Finfinger Estate, deceased dated February 27, 2006 and recorded March 10, 2006 in Deed Book 546, Page 88.

Tax Map # 13-13-221-4258

Control # 13-016936

IMPROVEMENTS: One-story brick over basement (1,080 sq. ft.); two car block attached garage (441 sq. ft.); open framed front porch (72 sq. ft.); and masonry stoop (20 sq. ft.)

BEING known as 43 Mark Street, St. Marys, PA 15857.

ATTORNEY: Terrence J. McCabe, Esq.
McCabe, Weisberg & Conway, P.C.

ADDRESS: Suite 2080
123 South Broad St.
Philadelphia, PA 19109

TELEPHONE: (215) 790-1010

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.

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.