

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 Attorney Conference Room on the First Floor of the Elk County Courthouse, Ridgway, Pennsylvania on **Thursday, May 5th, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Money Judgment filed by Jones Township Municipal Authority against Scott Burgeson. This Writ of Execution being issued upon a Money Judgment at No. 10-900 in the amount of \$ 2,852.40 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece of land situate in the Township of Jones, County of Elk and State of Pennsylvania, bounded and described as follows:

BEGINNING at a post standing in the east line of the public road leading north from Wilcox and known as the "Horner Road" and marking the southwest corner of a lot of land sold to Mary Sweeney; thence by the south line of said Mary Sweeney lands, North 86° 45' East, 330 feet to a post marking the southeast corner of the said Mary Sweeney lands and standing in the westerly line of the right-of-way of the Wilcox Railroad; thence by the same South 4° 30' West, 136 feet to a post corner; thence South 86° 45' West 320, feet to the east line of the aforesaid public road; thence by the same in a northerly direction to the place of beginning.

CONTAINING 1 acre of land, more or less.

ALSO SUBJECT to all exceptions, reservations, conditions, restrictions, rights-of-way and easements as fully as the same are contained in all prior duly recorded deeds or duly recorded instruments or in any other manner touching or affecting the premises hereby conveyed.

BEING the same premises described in a deed from John M. Newman and Cindy M. Newman to Scott Burgeson dated August 31, 2006, and recorded September 18, 2006, in Elk County Record Book 559 at Page 389.

IMPROVEMENTS BEING: two-story frame dwelling over basement (456 sq. ft.); one-story addition over basement (234 sq. ft.); enclosed porch (78 sq.ft.); attached decks.

Tax Map No.: 07-06-010-6232

Control No.: 07-009105

BEING KNOWN AS: 326 Horner Road, Wilcox, PA 15870

ATTORNEY: Thomas G. Wagner, Esq.
Meyer & Wagner, Esq.,

ADDRESS: 115 Lafayette Street
St. Marys, PA 15857

TELEPHONE: (814) 781-3445

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 Ridgway Record*
April 7, 2011
April 14, 2011
April 21, 2011

Jeffrey C. Krieg, Sheriff
Elk County 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.