

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, October 27th, 2011 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by US Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982) against Jack L. Cheatle. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-539 in the amount of \$ 45,429.57 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL those certain tracts of land situate in Jay Township, Elk County, Pennsylvania, bounded and described as follows:

FIRST THEREOF:

BEGINNING at the northeast corner of Lot No. 48; thence North 64° 51' East nine (9) feet to a corner of Lot No. 51; thence North 25° 17' West one hundred five (105) feet to a corner; thence South 39° 30' West sixty-eight and three tenths (68.3) feet to a corner; thence South 25° 17' East seventy-six (76) feet to a corner; thence North 64° 43' East fifty-two and seven-tenths (52.7) feet to the place of beginning. Being Lot #51 on the Byrnedale Homes, Inc. Plan of Lots.

Tax Map No.: 06-20-260-5692

Control No.: 06-007856

HAVING erected thereon a 2-story frame structure known as 66 Polk Street, Byrnedale, PA 15827.

SECOND THEREOF:

BEGINNING at a point marking the southernmost corner of lands previously conveyed to David Gustafson and situate in the southeast margin of Johnson Street; thence southwest a distance of one hundred (100) feet to a point for a corner marking the intersection of Johnson Street with Station Road; thence northeast along the southeast margin of Station Road a distance of one hundred twelve (112) feet to a point marking the westernmost corner of lands of David Gustafson; thence southeast a distance of sixty-four (64) feet along the southwestern margin of lands of David Gustafson to a point marking the place of beginning. Being a triangular piece of land.

BEING vacant land.

Tax Map No.: 06-20-260-5686

Control No.: 06-007855

BEING the same premises which Susan R. Aloj, single, by deed dated May 3, 1999 and recorded May 10, 1999 in the Recorder's Office of Elk County, Pennsylvania, Deed Book Volume 388, page 479, granted and conveyed unto Jack L. Cheatle.

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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*
September 29, 2011
October 6, 2011
October 13, 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.