

# 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, March 17<sup>th</sup>, 2011 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Green Tree Servicing, LLC, as servicer for Greenpoint Credit, LLC against Frank W. Deutsch and Deborah A. Deutsch. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-471 in the amount of \$ 75,461.98 plus costs.

### DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece or parcel of land situate in the Township of Fox, County of Elk and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a 1" iron pipe set at the northwestern most corner of the land herein described, said iron pipe being S 07 degrees – 30' W, 538.7 feet from an existing metal post found at the northwestern most corner of the Esther L. Garvin 10 acre subdivision, of which this is a part, and running:

1. Thence, S 86 degrees – 15' E, 473.6 feet along the land of Esther L. Garvin, et al, of which this is a part, and then the land of Tom Leeper and then the land of Earnest Rice to an existing ½" iron pin found in the western most right-of-way line of Township Road 378, T-378, hereafter, at the northeastern most corner of the land herein described;
2. Thence, S 16 degrees – 47' W, 184.5 feet along the western most right-of-way line of T-378 to an existing ¾" iron pipe found at the southeastern most corner of the land herein described;
3. Thence, N 80 degrees – 20' W, 443.2 feet along the land of Clark and Lorna Spade to a 1" iron pipe set at the southwestern most corner of the land herein described;
4. Thence N 07 degrees 30' E, 132.0 feet along the land of Andrew F. Shutters and Rita J. Shutters to a 1" iron pipe set at the northwestern most corner of the land herein described and the point of BEGINNING.

BEING the same premises which became vested in Frank W. Deutsch and Deborah A. Deutsch, husband and wife, by deed of Esther L. Garvin, Frank W. Deutsch and Deborah A. Deutsch, dated October 30, 2001, and recorded in the office of the Recorder of Deeds of Elk County in Deed Book 436, Page 208.

Tax Map No.: 03-20-018-6634

Control No.: 03-029712

IMPROVEMENTS on the property: a 2002 Astro Mgf. Co. Inc. DG00 Manufactured Home, one-story over basement (1512 sq. ft.)

BEING KNOWN AS: 2489 Hollywood Road, Weedville, PA 15868

ATTORNEY: Pamela L. Brickner, Esq.  
Voelker & Associates, P.C.

ADDRESS: Hampton Stoneworks Professional Building  
3960 Route 8, Suite 200  
Allison Park, PA 15101-3603

TELEPHONE: (412) 486-8800

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  
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.