

SHERIFF'S SALE OF REAL ESTATE

SECOND 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, June 30th, 2011 at 1:20 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by First Commonwealth Bank against Bradley J. Emerson and Jill M. Emerson. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-483 in the amount of \$36,950.11 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL THOSE CERTAIN pieces, parcels or lots of land situate, lying and being in the Borough of Ridgway, County of Elk and State of Pennsylvania, bounded and described as follows, to-wit:

FIRST: BEGINNING at the northeasterly corner of the intersection of South and Elk Streets; thence along the easterly line of Elk Street N 25° 40' W 80.00 feet to a point; thence along the southerly line of the SECOND parcel hereinafter described N 64° 20' E 61 feet to a point; thence by a line along other land of the grantor and partly along the easterly side of the building constructed on the land being described S 25° 40' E 80.00 feet to a point in the northerly line of South Street; thence along the line of South Street S 64° 20' W 61.00 feet to the place of beginning.

CONTAINING 4,880 square feet of land.

HAVING ERECTED THEREON a two-story commercial building with partial basement being known as 105 South Street, Ridgway, Pennsylvania.

ALSO conveying the right to use the passageway on the easterly side of the land being conveyed for the purpose of maintenance of and repairs to the building.

Tax Map No.: 12-12-247-4367

Control No.: 12-016130

SECOND: BEGINNING at the northwesterly corner of the above described parcel; thence along the easterly line of Elk Street N 25° 40' W 41.00 feet to a point; thence by other land of the grantor herein N 64° 20' E 95.00 feet to a point in the westerly line of the William D. Gallagher lot; thence along said line S 25° 40' E 41.00 feet to a point; thence partly along other land of the grantor and partly along the FIRST above described, S 64° 20' W 95.00 feet to the place of beginning.

CONTAINING 3,895 square feet of land, mostly paved as a parking lot.

Tax Map No.: 12-12-247-4364

Control No.: 12-016129

BEING the same premises granted and conveyed unto Bradley J. Emerson and Jill M. Emerson, husband and wife, by deed of Robert Rakieski and Rebecca Rakieski dated July 26, 2004, and recorded in the Office of the Recorder of Deeds of Elk County, Pennsylvania on August 13, 2004 in Book 0509, Page 1104.

BEING known as 105 South Street, Ridgway, PA 15853

IMPROVEMENTS being a two-story commercial building over basement (1220 sq. ft.); enclosed porch (150 sq. ft.); attached one-story over basement (90 sq. ft.) with enclosed stairwell; one-story addition (370 sq. ft.) with 4'x4' stoop and open porch (64 sq. ft.); attached one-story concrete block (552 sq. ft.) with 2'x8' masonry stoop.

ATTORNEY: Brett A. Solomon, Esq.
Tucker Arensberg, P.C.

ADDRESS: 1500 One PPG Place
Pittsburgh, PA 15222

TELEPHONE: (412) 566-1212

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*
June 2, 2011
June 9, 2011
June 16, 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.