

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, March 10th, 2011 at 1:20 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Hamlin Bank & Trust Company against Krista C. Frank. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-718 in the amount of \$ 24,952.62 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

All those certain pieces, parcels or lots of land situate in the Borough of Johnsonburg, County of Elk and State of Pennsylvania, bounded and described as follows, to-wit:

THE FIRST THEREOF:

BEGINNING at a point in the westerly line of Center Street marking the northeast corner of Lot No. 5 as conveyed to Jennie Scott by deed of Charles Dill, dated May 17, 1902 and recorded in the Recorder's Office of Elk County, Pennsylvania in Deed Book 57, Page 08 on May 21, 1902, said post being also the southeastern corner of Lot now or formerly owned by L.M. Johnson; thence,

1. Southerly along the west line of Center Street a distance of eighteen (18) feet; thence
2. South eighty-six degrees forty-one minutes West (S. 86° 41' W.) on a line parallel with the north line of said Lot No. 5, fifty (50) feet to a point; thence,
3. South on a line parallel with the west margin of Center Street, three (3) feet to a point; thence,
4. South eighty-six degrees forty-one minutes West (S. 86° 41' W.) forty and seventy-nine hundredths (40.79) feet, more or less, to the right of way of the New York, Lake Erie and Western Railroad Company; thence,
5. Northerly along the easterly line of the right of way of the said N.Y.L.E. & W.R.R. Co., twenty-one (21) feet, more or less to a point marking the northwesterly corner of said lot No. 5; thence,
6. North eighty-six degrees forty-one minutes East (N. 86° 41' E.) along the northerly line of said Lot No. 5, ninety and eight tenths (90.8) feet, more or less, to the place of beginning.

BEING the northerly part of Lot No. 5 on said Street, and being the same land which was conveyed by the Ridgway Building and Loan Association, a Corporation to Michael Marasco and Mary Marasco, his wife, by deed dated March 14, 1940 and recorded in Elk County Deed Book 100, Page 12.

BEING also the same land conveyed to Matthew Marasco and Natalie M. Marasco, his wife, by deed of Mary Marasco, widow, dated December 6, 1957 and recorded in the Office of the Elk County Recorder in Record Book 138, Page 513 on December 11, 1957. The said Matthew Marasco died on November 5, 1987 and title to the above premises vested in the said Natalie M. Marasco, his wife, as the surviving tenant by the entireties.

EXCEPTING AND RESERVING, however, from and out of the above described land that which has been previously excepted and reserved in prior deeds for the same property.

Tax Map No.: 11-12-110-5137

Control No.: 11-013896

IMPROVEMENTS BEING: a two-story over basement (952 sq. ft.); open porch (120 sq. ft.); one-story over basement with enclosed porch (170 sq. ft.); with attached one-story commercial building (323 sq. ft.).

THE SECOND THEREOF:

BEGINNING at a iron pin post on the West side of Center Street, being the southwest corner of Lot No. 4 of the Rogert and McGeehin lands in the Borough of Johnsonburg aforesaid, surveyed by Horace Little and Son on May 22, 1989; thence,

1. Westerly between Lots Nos. 4 and 5 of said lands, ninety and eighty-one hundredths (90.81) feet to the line of the right of way of the N.Y.L.E. & W.C. & R.R. Co.; thence,
2. North 86° 41' East, ninety and eighty-one one hundredths (90.81) feet through the center of said Lot No. 4 to the west side of Center Street; thence,
3. South 3° 19' East, twenty-five (25) feet along the west side of Center Street to the place of beginning.

CONTAINING two thousand two hundred seventy (2,270) square feet of land, more or less, and being the southern half of Lot No. 4.

TOGETHER BEING the same premises conveyed from Mary Lou Keneske and William R. Keneske, wife and husband, Michael J. Marasco and Donna R. Marasco, husband and wife, Consie Frank and Donald E. Frank, wife and husband, Christine Mitskavich, single, and Matthew L. Marasco, Jr., single, to Krista C. Frank by deed dated September 4, 2008 and recorded on October 1, 2008 at instrument number 2008-004008 in the Office of the Elk County Recorder of Deeds.

Tax Map No.: 11-12-110-5129

Control No.: 11-013895

IMPROVEMENTS BEING: Vacant Lot

TOGETHER KNOWN AS: 438 Center Street, Johnsonburg, PA 15845

ATTORNEY: Michael S. Jan Janin, Esq.
Quinn, Buseck, Leemhuis, Toohey & Kroto, Inc.

ADDRESS: 2222 West Grandview Boulevard
Erie, PA 16506-4508

TELEPHONE: (814) 833-2222

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*
February 10, 2011
February 17, 2011
February 24, 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.