

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, November 3rd, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Farmers National Bank of Emlenton against Willard J. Kennedy Jr. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-447 in the amount of \$ 15,225.58 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL those certain lot or piece of ground situate, lying and being in the Borough of Johnsonburg, County of Elk, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a post on the western line of High Street in said Borough of Johnsonburg at the Southeast corner of Lot No. 153; thence

1. by said Lot No. 153 in a westerly direction seventy (70) feet to a point on Lot Nos. 152 and 153; thence
2. in a northerly direction, parallel with High Street, twenty-five (25) feet to a point; thence
3. in an easterly direction seventy (70) feet to the western line of High Street; thence
4. in a southerly direction to the place of beginning.

CONTAINING one thousand seven hundred and fifty (1,750) square feet of land, more or less, and being part of Lot No. 152 on a plan of lots laid out in the Borough of Johnsonburg by A. B. Littic, Surveyor, for D.C. Oyster & Company.

BEING the same premises conveyed by Edward Galluch, et al to Willard J. Kennedy, Jr., by deed dated September 15, 1998 and recorded in Elk County Deed Book 375, Page 1093, under date of September 25, 1998.

Tax Map No.: 11-12-110-3172

Control No.: 11-013785

ADDRESS BEING KNOWN AS: 304 High Street, Johnsonburg, PA 15845

IMPROVEMENTS BEING: Two-story frame over basement (755 sq. ft.) with additional 200 sq. ft. basement and 85 sq. ft. open porch.

ATTORNEY: Scott W. Shreffler, Esq,
Lynn, King & Schreffler, P.C.

ADDRESS: 606 Main Street, P.O. Box 99
Emlenton, PA 16373

TELEPHONE: (724) 867-5921

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*
October 6, 2011
October 13, 2011
October 20, 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.