

# 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 3<sup>rd</sup>, 2011 at 1:30 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Northwest Savings Bank against Peter J. Konen and Melissa F. Konen, f/k/a Melissa F. Cherry. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-10 in the amount of \$ 18,372.83 plus costs.

## DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or lot of land situate, lying and being Lots Nos. 525 and 527 according to the Map or Plan of Clarion Heights Addition to Johnsonburg surveyed and laid out by W. W. Madison et al. in the year 1892, said lots being more fully described as follows:

BEGINNING at a post marking the intersection of the southerly line of First Street with the Westerly line of Harrison Avenue; thence,

1. in a southerly direction, along the westerly line of said Harrison Avenue, fifty (50) feet to a post marking the northeasterly corner of Lot No. 529; thence
2. in a westerly direction, along the northerly line of said Lot No. 529, one hundred twenty (120) feet to the southeasterly corner of Lot No. 527; thence,
3. in a northerly direction, along the eastern boundary of line of Lots Nos. 524 and 526, fifty (50) feet to a post marking the northeasterly corner of said Lot No. 524 in the southerly line of First Street; thence,
4. in an easterly direction, along the southern line of First Street, one hundred twenty (120) feet to the place of beginning.

CONTAINING six thousand (6,000) square feet of land, more or less.

BEING the same premises conveyed to Peter J. Konen and Melissa F. Cherry by Deed of Todd Bogacki and Donna Bogacki, husband and wife, by deed dated August 31, 2001 and recorded in the Office of Recorder of Deeds of Elk County in Deed Book No. 0432, Page 0607 on September 5, 2001

Tax Map No.: 11-12-109-9649

Control No.: 11-013694

ADDRESS: 126 Harrison Avenue, Johnsonburg, PA 15845

IMPROVEMENTS BEING: A two-story dwelling (780 sq. ft.) with two stoops (28 sq. ft. each), an open porch (24 sq. ft.) and an enclosed porch (120 sq. ft.)

ATTORNEY: Matthew B. Taladay, Esq.  
Hanak, Guido & Taladay

ADDRESS: 528 Liberty Boulevard  
P.O. Box 487  
DuBois, PA 15801

TELEPHONE: (814) 371-7768

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.