

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, May 5th, 2011 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by PHH Mortgage Corporation against Laura J. Oknefski a/k/a Laura J. Motter & Blake A. Oknefski. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 09-1111 in the amount of \$ 105,652.91 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or lot of land being situate in the Township of Ridgway, County of Elk, and Commonwealth of Pennsylvania, being known and designated as Lot Number 2 in the George R. and Merion Oknefski Plan of Lots as recorded in the Recorder of Deeds Office of Elk County in Map A 32 in June of 2000.

CONTAINING 2.436 acres, more or less.

Tax Map No.: 09-12-009-2529

Control No.: 09-029476

TITLE TO SAID PREMISES IS VESTED IN Blake A. Oknefski, a single man, and Laura J. Motter, a single woman, by deed from George Russell Oknefski and Merion Oknefski, h/w, dated 06/15/2000, recorded 06/29/2000 in Elk County Deed Book 408, Page 631.

IMPROVEMENTS BEING: 1 story modular house over basement with a 2-car integrated garage (1,858 sq. ft.) and 100 sq. ft. wood deck (built upon 2.43 acres)

BEING KNOWN AS: 907 Oknefski Road F/K/A Box 47 Oknefski Road, Ridgway, PA 15853-7047

ATTORNEY: Daniel G. Schmieg, Esq.
Phelan, Hallinan & Schmieg

ADDRESS: One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard, Suite 1400
Philadelphia, PA 19103-1814

TELEPHONE: (215) 563-7000

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.