

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 24th, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Citimortgage, Inc. against Justin V. Parana. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-757 in the amount of \$ 47,754.89 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL of the right, title and interest in and to all that certain piece, parcel or lot 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:-

BEGINNING at a post in the east line of Rock Street, marking the northwest corner of Lot No. 366, according to a map or plan of lots surveyed for the Eagle Valley Tanning Company by Horace Little, in June and July 1893; thence

1. Along the north line of said Lot No. 366, North 87 degrees 25 minutes East, one hundred sixty-two (162) feet to a post in the West line of Florence Street; thence
2. Along the west line of Florence Street, North 2 degrees 35 minutes West, sixty (60) feet to a post marking the southeast corner of Lot No. 362; thence
3. Along the south line of Lot No. 362, South 87 degrees 25 minutes West, one hundred sixty (160) feet to a post in the east line of Rock Street; thence
4. Along the east line of Rock Street, South 0 degree 13 minutes East, sixty and five-tenths (60.5) feet to the place of beginning.

BEING Lot No. 364, according to said plan.

ALSO SUBJECT to all exceptions, reservations, conditions, restrictions, rights-of-way and easements, as fully as the same are contained in all prior deeds or instruments, or in any other manner touching or affecting the premises hereby conveyed.

TITLE TO SAID PREMISES IS VESTED IN Justin V. Parana, single, by Deed from Nancy L. Laughner, n/k/a Nancy L. Jones, single, dated 03/30/1999, recorded 04/12/1999 in Book 386, Page 874.

TAX MAP NO.: 12-12-215-7274

CONTROL NO.: 12-014847

KNOWN AS: 522 Rock Street, Ridgway, PA 15853-2128

IMPROVEMENTS being a two-story frame dwelling with attic over basement (built in 1880, 572 sq. ft.); enclosed porch (70 sq. ft.); and open porch (140 sq. ft.)

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

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.

Date: *The Ridgway Record*
February 24, 2011
March 3, 2011
March 10, 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.