

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, April 28th, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Interstate Advisors, LLC against Jeffrey S. Perryman and Nancy J. Perryman. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-1060 in the amount of \$ 103,622.21 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or lot of land situate, lying and being in the Borough of Ridgway, County of Elk and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a marker in the west margin of Lookout Avenue at the northeast corner of Lot No. 44, according to a map or plan of lots numbered 41 to 64 inclusive, surveyed and plotted for C. E. Burns by H. B. Norton, surveyor, in June-July, 1937, which map or plan is recorded in the Recorder's Office of Elk County in Vol. 97, Page 319;

THENCE south 18 degrees 47 minutes east, along said Lookout Avenue west margin, 100 feet to a marker at the southeast corner of Lot No. 45, according to the aforesaid map or plan;

THENCE south 71 degrees 13 minutes west, along the south line of Lot No. 45, 46 feet to a marker at the southeast corner of lot of land conveyed to Kenneth I. Burkhouse, et ux, by Richard W. Zehner, et ux, by deed dated November 22, 1957, and recorded in the Recorder's Office of Elk County on December 3, 1957, in Deed Book 138, Page 472;

THENCE north 18 degrees 47 minutes west, along said Burkhouse's lot east line, 100 feet to a marker in the north line of Lot No. 44 at the northeast corner of said Burkhouse's lot;

THENCE north 71 degrees 13 minutes east, 46 feet along the north line of Lot No. 44 to the PLACE OF BEGINNING.

CONTAINING 46,000 square feet of land, more or less.

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.

BEING the same premises described in a deed from Kurt D. Thomas and Darlene M. Thomas to Kurt D. Thomas dated August 30, 1989, and recorded September 28, 1989, in Elk County Deed Book 264 at Page 358.

Title to said premises is vested in Jeffrey S. Perryman and Nancy J. Perryman, husband and wife, as tenants by the entireties by deed from Kurt D. Thomas dated 07/26/1991, recorded 07/26/1991 in Elk County Deed Book 272, Page 228.

Tax Map No.: 12-12-230-1368

Control No.: 12-015150

BEING KNOWN AS: 439 Lookout Avenue, Ridgway, PA 15853

IMPROVEMENTS BEING: One-story frame dwelling over basement (1020 sq. ft.) with attached wooden deck (200 sq. ft.)

ATTORNEY: Daniel S. Siedman, Esq.
Udren Law Offices, PC

ADDRESS: 111 Woodcrest Road
Cherry Hill, NJ 08003

TELEPHONE: (856) 669-5400

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*
March 31, 2011
April 7, 2011
April 14, 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.