

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 17th, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Citifinancial Services, Inc. against David K. Plants. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-665 in the amount of \$ 88,494.25 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL those two certain pieces of land situate, lying and being in the City of St. Marys, County of Elk and State of Pennsylvania, bounded and described as follows:

FIRST: BEGINNING at a point situate on the south side of Maurus Street, said point being the northeast corner of the eastern half of Lot No. 33; thence South a distance of 200 feet to a point for a corner; thence West a distance of 50 feet and parallel with the southern line of Maurus Street to a point for a corner; thence North 100 feet to a point for a corner; thence East 15 feet to a point for a corner; thence North 100 feet to a point situate on the south side of Maurus Street to a point for a corner; thence easterly along the southern margin of Maurus Street a distance of 35 feet to the place of beginning. BEING a portion of the eastern half of Lot No. 33.

SECOND: BEGINNING at a point marking the southwest corner of land previously conveyed to John R. Prokop, et ux, by Antonia Kronenwetter dated March 25, 1977, and recorded on April 4, 1977, in Elk County Deed Book 212 at Page 440; thence West 50 feet to a point for a corner; thence North a distance of 100 feet to a point for a corner; thence East and parallel with Maurus Street a distance of 50 feet to a point marking a corner of land previously conveyed to John R. Prokop, et ux, as noted above; thence South along the west line of lands of John R. Prokop, et ux, a distance of 100 feet to a point marking the place of beginning. CONTAINING 5,000 square feet of land, more or less.

UNDER AND SUBJECT to all exceptions and reservations as appear of record.

The Grantee herein is advised by the Grantors that the Grantors have never been placed on notice of any incurred violations of the Housing, Building, Safety or Fire Ordinance of the City of St. Marys. The Grantee is instructed to contact the local City Office if they desire further information regarding such ordinances. This statement is in conformance with Act No. 89 of June 23, 1976, P.L. 400, as outlined in 21 P.S. Section 611, et seq.

The Grantors herein have no actual knowledge of any hazardous waste as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania having been or which is presently disposed of, on, or about the property described in this deed.

TITLE TO SAID PREMISES IS VESTED IN David K. Plants, by deed from First Commonwealth Bank of Indiana, Pennsylvania, dated 05/21/2007, recorded 06/15/2007 in Instrument Number 2007-002370, in the Office of the Elk County Recorder of Deeds.

TAX MAP NO.: 13-13-235-6538 CONTROL NO.: 13-017568

PROPERTY ADDRESS: 633 Maurus Street, St. Marys, PA 15857-1023

IMPROVEMENTS BEING: a two-story framed dwelling over basement (690 sq. ft.); with one-story over basement (108 sq. ft.); open porch (63 sq. ft.); and a 168 sq. ft. deck

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

ADDRESS: Suite 1400 - One Penn Center at Suburban Station
1617 John F. Kennedy Boulevard
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 Daily Press*
February 17, 2011
February 24, 2011
March 3, 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.