

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, June 23rd, 2011 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Citimortgage, Inc. against Christopher L. Rhodes. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-872 in the amount of \$ 34,042.85 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or tract of land situate in the Borough of Ridgway, Elk County, Pennsylvania, bounded and described as follows:

BEGINNING at a one-half inch iron pipe corner southerly of public concrete sidewalk, a point in the northwesterly margin or right-of-way of paved state highway known as U.S. Route No. 219, also known as North Broad Street, at this location in Ridgway Borough. The said point being twenty-five (25) feet distant from the center line of said U.S. Route No. 219 and being the southeasterly corner of a seventy-eight hundred square feet, more or less, tract of land conveyed by Mario Giordano, et ux, to Mary Sidoni and Joseph Sidoni by deed dated October 23, 1944; thence,

1. Along the easterly line of said Mary and Joseph Sidoni land, North 7 degrees 7 minutes West, eighty and eighty-three one-hundredths (80.83) feet (passing a three-fourth inch iron pipe marker on line at forty-two (42) feet, more or less, from the beginning of this line) to a three-fourth inch iron pipe corner in the southeasterly right-of-way line of the Philadelphia & Erie R.R. Co. (P.R.R.) and distant thirty-three (33) feet from the center line of the same; thence,

2. Along the said southeasterly right-of-way easterly by a curve deflecting to the right and distant thirty-three (33) feet at all points, measured on a radial line, from the center line of said Railroad, the following chords:

(a) North 89 degrees 30 minutes 30 seconds East, seventeen (17) feet to plug,

(b) South 86 degrees 29 minutes East, eighty-two and seventy-four one-hundredths (82.74) feet to a three-fourth inch iron pipe corner; thence,

3. South 1 degree 24 minutes East, seventy-two and fifty-three one-hundredths (72.53) feet (passing a one inch iron pipe marker on line at twenty-six and eighty-eight one hundredths (26.88) feet from the beginning of this line) to a three-fourth inch iron pipe corner located southerly of the public concrete sidewalk, a point in the northwesterly margin of U.S. Route No. 219 aforesaid; and,

4. By the same the following courses and distances:

(a) South 88 degrees 50 minutes West, fifty-three and ninety-five one-hundredths (53.95) feet to a steel railroad rail marker, and

(b) By a curve southwesterly deflecting to the left of seven hundred seventy-three and ninety-two one-hundredths (773.92) radius and chord South 87 degrees 27 minutes West, thirty-seven and forty-three one-hundredths (37.43) feet to the place of beginning.

CONTAINING 7,360 square feet, more or less.

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

TITLE TO SAID PREMISES IS VESTED IN Christopher L. Rhodes, single, by deed from Rodney L. Weyant and Loralie J. Weyant, h/w, dated 10/07/2003, recorded 10/29/2003 in Elk County Deed Book 491, Page 117.

Tax Map No.: 12-12-199-9725

Control No.: 12-014553

PROPERTY ADDRESS: 1063 North Broad Street, Ridgway, PA 15853-2116

IMPROVEMENTS: Two-story frame dwelling with attic over unfinished basement (575 sq. ft.) built upon approximately .17 acres with one-car attached garage (300 sq. ft.); open porch (80 sq. ft.).

ATTORNEY: Jenine R. Davey, 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.

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.