

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, February 16th, 2012 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Wells Fargo Bank, N.A. As Trustee For The Holders Of Sasco 2007-MLN1 against Amanda Bush and Jodi L. Bush. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 10-1182 in the amount of \$ 128,489.11 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL THAT CERTAIN piece, parcel or lot of land situate, lying and being in the City of St. Marys (formerly the Township of Benzinger), Elk County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the intersection of the southerly margin Benzinger Road with the westerly margin of the private driveway leading from the Old Benzinger Road and extending southerly across the premises described in deed from George A. Herzing, and wife to Urban Ginther, and wife dated 4/24/50 and recorded in Elk County Deed Book 113 at Page 92; thence westerly along said margin of Benzinger Road 62 feet to the center of a small run; thence southerly and easterly along the center of said small run, 338 feet more or less, to the intersection of the said run with the westerly line of the aforesaid driveway; thence northerly along the westerly margin of said driveway margin of said driveway to the place of beginning.

ALSO so much of Benzinger Road lying the north of the premises herein described.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

Title to said premises is vested in Amanda Bush and Jodi L. Bush by deed from dated September 11, 2006 and recorded September 20, 2006 in Elk County Deed Book 559, Page 0541.

Tax Map No.: 13-14-009-7559

Control No.: 13-004006

BEING KNOWN AS: 1662 Bucktail Road, St. Marys, PA 15857

IMPROVEMENTS: two-story dwelling over basement (808 sq. ft.); one-story addition (210 sq. ft.); enclosed porch; open porch (374 sq. ft.); and a detached shed

ATTORNEY: Marc S. Weisberg, Esq.
McCabe, Weisberg & Conway, P.C.

ADDRESS: 123 South Broad Street, Suite 2080
Philadelphia, PA 19109

TELEPHONE: (215) 790-1010

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.