

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, February 9th, 2012 at 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Farmers National Bank of Emlenton against Joseph D. Heindl. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-564 in the amount of \$ 94,704.86 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL those two (2) certain pieces or parcels of land, lying and being in the Township of Fox, County of Elk, and State of Pennsylvania, bounded and described as follows, to wit:

FIRST: BEGINNING at an iron pin for a corner, being the southeast corner of a parcel of land that was conveyed by Thyra E. Flynn, to Lyle Swanson and Mary Swanson by deed dated August 12, 1941, and recorded in Elk County Deed Book 101, at Page 410, and said iron pin also marking the northeast corner of a lot or parcel of land conveyed by the Beadle Corporation, et al, to Lena Falcettoni and Maurice Falcettoni by deed dated September 7, 1941, and recorded in Elk County Deed Book 101, at Page 570; thence North 34° 53 ½ ' West 187.48 feet to an iron pin; thence continuing on the same course 25.36 feet to the center of a public road leading from Dagus Mines, PA to Kersey, PA; thence along the center of said public road aforesaid North 64° 44 ½' East 156 feet, more or less, to a point and place in the center of said public road; thence South 5° 5 ½ ' West 243 feet, be the same more or less, to a point and place of beginning.

SECOND: BEGINNING at a point in the south margin of the public road leading from Dagus Mines to Kersey, which said place of beginning is at the northeasterly corner of a parcel of land conveyed by Arthur W. Lilja, et ux., by deed dated May 25, 1964, and recorded in Elk County Deed Book 162, at Page 689; thence in a southwesterly direction along the eastern boundary of the aforesaid premises conveyed to the now or former Grantees herein 211 feet, more or less, to the southerly most corner of premises conveyed to the now or former Grantees herein and which said point is also a southwest corner of now or former Grantors' land; thence in a southeasterly direction along a southern boundary of now or former Grantors' land 75 feet to a point; thence in a northerly direction 227 feet, more or less, to the place of beginning.

BEING the same premises conveyed by Joseph D. Heindl and Shannon R. Heindl to Joseph D. Heindl by Deed dated January 16, 2004 and recorded in Elk County Deed Book 495, Page 935, under date of January 22, 2004.

Tax Map No.: 03-20-119-5662

Control No.: 03-005770

ADDRESS BEING KNOWN AS: 171 Skyline Drive, Kersey, PA 15846

IMPROVEMENTS BEING: One-story frame over basement (888 sq. ft.); enclosed breezeway (54 sq. ft.); one-car attached garage (240 sq. ft.); open porch (192 sq. ft.); open masonry stoop (160 sq. ft.)

ATTORNEY: Scott W. Schreffler, Esq.
Lynn, King & Schreffler, P.C.

ADDRESS: 606 Main Street, P.O. Box 99
Emlenton, PA 16373

TELEPHONE: (724) 867-5921

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*
January 12, 2012
January 19, 2012
January 26, 2012

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.