

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 1:20 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Citimortgage, Inc. against May S. McClain a/k/a May S. Phelan. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 09-760 in the amount of \$ 81,220.51 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or tract of land situate, lying and being in the City of St. Marys, County of Elk, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the east side of South St. Marys Street, said point marking the southwest corner of Lot No. 58 and the northwest corner of Lot No. 56;

THENCE along the south line of Lot No. 58, east two hundred (200) feet to a point in the west side of Virgin Alley, south fifty (50) feet to a point;

THENCE west two hundred (200) feet to a point in the east side of South St. Marys Street;

THENCE along the east side of South St. Marys Street, north fifty (50) feet to the place of beginning.

CONTAINING ten thousand (10,000) square feet of land, more or less.

BEING the same premises by deed from County National Bank dated 11/21/2006 and recorded 11/28/2006 in Deed Book 564, Page 861 granted and conveyed unto May S. McClain.

Tax Map No.: 13-13-237-4862

Control No.: 13-018165

BEING KNOWN AS 355 South St. Marys Street, St. Marys, PA 15857

IMPROVEMENTS being a two-story dwelling with attic over basement (960 sq. ft.); one-story attached (70 sq. ft.); open porch (182 sq. ft.); and 6' x 8' wood deck.

ATTORNEY: Richard M. Squire, Esq.
Richard M. Squire & Associates, LLC

ADDRESS: 115 West Avenue
Jenkintown, PA 19046

TELEPHONE: (215) 886-8790

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.