

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 8th, 2012 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by CNB Bank f/k/a County National Bank against Greg A. Olmstead, a/k/a Gregory Olmstead. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-549 in the amount of \$ 18,763.90 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Borough of Johnsonburg (previously incorrectly listed as Township of Ridgway), County of Elk and State of Pennsylvania, bounded and described as follows:

BEGINNING at a rebar set by this survey, said rebar being the northeast corner of Lot "C" as shown on the previously recorded survey map and being southeast corner of the herein described parcel;

Thence, South 89° 57' 55" West along the northern line of Lot "C" as shown on the previously recorded survey map a distance of 187.59 feet to a rebar set by this survey on the northern right-of-way for a proposed private road (50' R/W);

Thence, along the northern right-of-way for a proposed private road (50' R/W) by a curve to the left, said curve having a radius of 50.00 feet and an arc length of 120.59 feet, said arc having a chord bearing of North 69° 07' 47" West a chord distance of 93.42 feet to a rebar set by this survey;

Thence, along the northern right-of-way for a proposed private road (50' R/W) by a curve to the right, said curve having a radius of 25.00 feet and an arc length of 21.039 feet, said arc having a chord bearing of South 65° 52' 13" West a chord distance of 20.41 feet to a rebar set by this survey;

Thence, South 89° 57' 55" West along the northern right-of-way for a proposed private road (50' R/W) a distance of 155.13 feet to a rebar set by this survey, and being the southwest corner of the herein described parcel;

Thence, North 01° 02' 55" East along the easterly line of Lot "E" as shown on the survey map a distance of 255.00 feet to a rebar set by this survey and being the northwest corner of the herein described parcel;

Thence, North 89° 57' 55" East through lands now or formerly of Vincent Redmond (Deed Book 269 at Page 512) a distance of 780.72 feet to a rebar set by this survey and being the northeast corner of the herein described parcel;

Thence, South 01° 02' 55" West along lands now or formerly of Stephen Redmond a distance of 280.00 feet to the place of beginning.

CONTAINING 117,692 square feet or 2.702 acres.

BEING subject to any utility easement or rights-of-way of record.

BEING Lot "D" as shown on a subdivision plan prepared for Vincent Redmond dated January 20, 2005, and revised July 13, 2005, and recorded at the Elk County Courthouse.

TOGETHER with the right in common with the Grantors, their heirs and assigns, to use the proposed private road 50 feet in width as described on the proposed subdivision for Vincent Redmond prepared by Alexander & Associates, Inc., but subject to the obligation of the Grantee to share in the cost and maintenance and improvement thereof.

BEING the same premises described in a deed from Greg A. Olmstead and Jill K. Warmbrodt to Greg A. Olmstead dated October 4, 2006 and recorded on October 17, 2006 in Elk County Record Book 561, Page 606.

Note that while this deed correctly describes the premises by courses and distances, the introduction to the deed's description incorrectly stated that the premises are in "Ridgway Township." It is now corrected to be Johnsonburg Borough.

Tax Map No.: 11-12-125-5596 Control No.: 11-030304

KNOWN AS: vacant lot on Terra Cotta Road, Johnsonburg, PA 15845

IMPROVEMENTS: vacant land

ATTORNEY: Peter F. Smith, Esq.
 Peter F. Smith, Attorney

ADDRESS: 30 South Second Street
 P.O. Box 130
 Clearfield, PA 16830

TELEPHONE: (814) 765-5595

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 Ridgway Record*
 February 9, 2012
 February 16, 2012
 February 23, 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.