

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 1:00 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Northwest Savings Bank against Donald Regulski. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-669 in the amount of \$ 320,635.39 plus costs.

DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL THOSE CERTAIN pieces, parcels or lots of land situate, lying and being in the City of St. Marys (formerly Benzinger Township), County of Elk and State of Pennsylvania, bounded and described as follows, to wit:

FIRST:

BEGINNING at a one inch iron pin in the northern margin of West Creek Road, which iron pin is 303 feet, more or less, distant from the point of intersection of the eastern margin of Windfall Road and the northern margin of West Creek Road;

Thence, along the northern margin of West Creek Road, South 74° 58' 35" West 39.61 feet to an iron pin;

Thence, continuing along the northern margin of West Creek Road, North 86° 3' 9" West 107.48 feet to a one inch iron pin at the intersection of the northern margin of West Creek Road and the eastern margin of a 50.00 foot access road to the Elk Haven Industrial Park;

Thence along the eastern margin of the 50.00 foot access road, North 6° 49' 44" East 324.55 feet to a one inch iron pin;

Thence, through lands of the Elk Haven Industrial Park, South 86° 35' 4" East 121.46 feet to a one inch iron pin marking the common corner of Lot Nos. 2 and 3 of the Elk Haven Industrial Park;

Thence, along the dividing line between Lot Nos. 2 and 3, South 2° 39' 19" West 312.47 feet to a one inch iron pin in the northern margin of West Creek Road, the point and place of beginning.

CONTAINING 1.01 acres of land, more or less.

BEING Lot No. 3 of the Elk Haven Industrial Park.

Tax Map No.: 13-13-174-7765

Control No.: 13-023306

IMPROVEMENTS BEING: one story building (2720 sq. ft.)

SECOND:

BEGINNING at a point at the northwestern corner of property conveyed to New Enterprise Stone & Lime Company by deed recorded in Deed Book 358, Page 1038, also being the northwest corner of Lot No. 1 in the Elk Haven Industrial Park Plan filed at Plan No. 27A of 1992; thence along property of Michael J. DeLullo and Gerard P. Auman, partners t/a D&A Land Development North 02° 38' 17" East 80 feet to a 1½ inch iron pipe marking the northwest corner of the property herein described; thence South 86° 35' 04" East along land of D&A Land Development Company's old county home property 553.18 feet to a 1 inch axle lying on the western boundary of Elcam, Inc. and being the northeast corner of the parcel herein described; thence continuing along the Western boundary of Elcam, Inc. South 02° 38' 17" West 80.00 feet to an existing 1 inch rebar bent and also marking the northeast corner of the lands of the Elk County Redevelopment Authority's 1.63 acre parcel of land; thence continuing along the northern boundary line of Elk County Redevelopment Authority and Donald & Cheryl Ruffner land, North 86° 35' 04" West 431.72 feet to a point at the northwest corner of said Donald & Cheryl Ruffner's 1.37 acre parcel of land, also being the northeast corner of land conveyed to New Enterprise Stone & Lime Company by deed recorded in Deed Book 358, Page 1038, and also being the northeast corner of Lot 1 of the plan filed at No. 27A of 1992; thence along the northern boundary line of property of New Enterprise Stone & Lime Company North 86° 35' 04" West 121.46 feet to the point of beginning.

CONTAINING 1.016 acres

Tax Map No.: 13-13-174-7835

Control No.: 13-028861

IMPROVEMENTS BEING: vacant lot

BEING the same premises conveyed to Donald Regulski herein by deed New Enterprise Stone & Lime Company, Inc., dated July 26, 2004 and recorded August 13, 2004 in the Recorder's Office of Elk County in Deed Book 509, Page 1117 and 1118.

TOGETHER BEING KNOWN AS: 163 West Creek Road, St. Marys, PA 15857

ATTORNEY: Mark G. Claypool, Esq.
Knox McLaughlin Gornall & Sennett P.C.

ADDRESS: 120 West Tenth Street
Erie, PA 16501

TELEPHONE: (814) 459-2800

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*
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.