

# 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 16<sup>th</sup>, 2012 at 1:10 P.M.**, prevailing time. This sale is being held on a Judgment in Mortgage Foreclosure filed by Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for Soundview Home Equity Loan Trust 2001-1 against Barbara W. Whitehouse and Keith Whitehouse. This Writ of Execution being issued upon a Judgment in Mortgage Foreclosure at No. 11-547 in the amount of \$ 41,935.83 plus costs.

## DESCRIPTION OF REAL ESTATE TO BE SOLD

ALL that certain piece, parcel or lot of land situate, lying and being in the Borough of Ridgway, County of Elk and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the north margin line of Cardott Street at its intersection with the west margin line of the most easterly track of a concrete driveway or walk twenty (20) inches in width leading to a garage erected partly on land lying on the east side of said walk; thence by the west margin line of said twenty (20) inch wide concrete walk, in a northerly direction forty-eight (48) feet, more or less, to a point in the boundary line between Lots Nos. 16 and 17 according to a map or plan of F.C. Smith's Addition to the Borough of Ridgway, prepared by Horace Little Surveyor, in April 1903; thence along said boundary line between Lots Nos. 16 and 17, South 86° 59' West forty (40) feet two (2) inches, more or less, to a post at the southwest corner of Lot No. 16 and the northwest corner of Lot No. 17; thence South 3° 24' 30" East forty-six and sixty-three one hundredths (46.63) feet to a post at the southwest corner of Lot No. 17 and in the north margin line of Cardott Street, thence along the north margin line of Cardott Street; thence along the north margin of Cardott Street North 86° 59' East forty (40) feet two (2) inches, more or less, to the place of beginning. Being the westerly portion of Lot No. 17 according to said plan.

THE Grantors do also grant to the Grantees, their heirs and assigns, the right to maintain and use a building erected partly on the land above described and partly on the northwest corner of the easterly portion of said Lot No. 17, and the right-of-way over the concrete walk twenty (20) inches in width also above referred to leading from Cardott Street to the building aforesaid as long as said building is used for an automobile garage and for no different or other object or purpose, as fully as the foregoing rights are excepted and reserved unto Mary C. Keck and Isaac F. Keck, her husband, in a certain Agreement by them entered into with Judson A. Tuttle bearing date the third day of April, 1920, recorded in the office of the Recorder of Deeds of Elk County in Miscellaneous Book "J" at Page 44, June 21, 1920, as fully as said rights were granted to Charles A. Kranking, et ux, by the People's Building and Loan Association of Ridgway, Pennsylvania, by deed of 12/14/34, recorded 4/30/35, in Elk County Deed Book 95, Page 243.

ALSO SUBJECT to all exceptions, reservations, conditions, restrictions, rights-of-way and easements as fully as the same are contained in all prior duly recorded deeds or duly recorded instruments, or in any other manner touching or affecting the premises hereby conveyed.

Under and subject to easements, rights-of-way, oil and gas leases, restrictions, reservations, exceptions, agreements and coal and mining rights as set forth in prior instruments of record.

Title to said premises is vested in Barbara W. Whitehouse and Keith Whitehouse by deed from Barbara Edger Warmbier, single, dated November 7, 2000 and recorded November 30, 2000 in Elk County Deed Book 415, Page 586.

Tax Map No.: 12-12-247-7187      Control No.: 12-016352

ADDRESS BEING KNOWN AS: 28 West Cardott Street, Ridgway, PA 15853.

IMPROVEMENTS BEING: Two-story frame dwelling with attic over basement (648 sq. ft.), one-story addition (36 sq. ft.); masonry stoop (12 sq. ft.); one-story addition (90 sq. ft.); open porch (105 sq. ft.)

ATTORNEY:            Marc S. Weisberg, Esq.  
                              McCabe, Weisberg and 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.

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