

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2015-836

Issued out of the Court of Common Pleas of Elk County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Elk County Courthouse in the City of Ridgway, County of Elk, Commonwealth of Pennsylvania on:

**THURSDAY, JANUARY 23, 2020**  
**AT 1:00 O'CLOCK P.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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All the estate's one-half interest in and to all those certain lots or parcels of land situate in Johnsonburg Borough, Elk County, and Commonwealth of Pennsylvania, bounded and described as follows:

First: lot number three hundred one (#301) and lot number three hundred three (#303) in block 12 according to plan of Clarion Heights addition to the Borough of Johnsonburg originally surveyed by John Morgan, C.E., in 1892, and recorded in map file "A" in the Recorder's Office of Elk County Pennsylvania, in 1962 (lot no. 317 according to the map of clarion heights prepared by Walter Gleason in number, 1942, and filed in map file no. 1, folder 17); said lots having a total frontage of fifty (50) feet on the west of Shawmut Avenue and a depth of one hundred twenty (120) feet.

Second: lot no. Three hundred five (#305) and lot number three hundred seven (#307) in block 12 according in plan of Clarion Height addition to the Borough of Johnsonburg as originally surveyed by John Morgan C.E., in 1892, and recorded in map file "a" in the Recorder's Office of Elk County Pennsylvania, in 1962 (lot no. 319 according to the map of Clarion Heights addition to Johnsonburg Borough, made in November, 1942, by Walter W. Gleason and file no. 1 folder 17); said lots having a total frontage of fifty (50) feet on the west side of Shawmut Avenue and a depth of one hundred twenty (120) feet.

Having erected thereon a residential 1 ½ story dwelling with garage being known as: 404 Shawmut Avenue Johnsonburg, PA 15845

PROPERTY ID/TAX MAP #: 11-12-126-1856, CONTROL # 014351

TITLE TO SAID PREMISIS IS VESTED IN PATRICIA G. DILLEY BY DEED FROM PATRICIA DILLEY, ADMINISTRATRIX OF THE ESTATE OF EARL O. DILLEY, DECEASED DATED 11/22/1999 RECORDED 11/22/1999 IN BOOK NO.398 PAGE 1189.  
PATRICIA G. DILLEY DEPARTED THIS LIFE ON 03/18/2015

Judgment Amount: \$79,733.05

PROPERTY ADDRESS: 404 Shawmut Ave., Johnsonburg, PA 15845

Seized and taken into execution to be sold as the property of HARRY DILLEY, PATRICIA G MILLIARD, TAMMY ELMQUIST, TERRY ANN DILLEY, SHERI DILLEY, TONYA LOVELL, DENNIS DILLEY, WILLIAM DILLEY, PAUL DILLEY, UNKNOWN SURVIVING HEIRS OF PATRICIA G. DILLEY, KERI FREEBURG, KNOWN SURVIVING HEIR OF PATRICIA G. DILLEY, MICHELLE DILLEY, KNOWN SURVIVING HEIR OF JON DILLEY, DANIEL DILLEY, KNOWN SURVIVING HEIR OF JON DILLEY, CHEYANNE DILLEY, KNOWN SURVIVING HEIR OF JON DILLEY, JONNY DILLEY, KNOWN SURVIVING HEIR OF JON DILLEY, UNKNOWN SURVIVING HEIRS OF JON DILLEY, MICHELLE DILLEY, KNOWN SURVIVING HEIR OF JON DILLEY, JON RUSTIN, KNOWN SURVIVING HEIR OF JON DILLEY, EVA RUSTIN, KNOWN SURVIVING HEIR OF JON DILLEY in suit of BANK OF AMERICA, NA.

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**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.

**Attorney for the Plaintiff:**  
RAS Citron, LLC  
Mt. Laurel, NJ 855-225-6906

**W. TODD CALTAGARONE, Sheriff**  
ELK COUNTY, Pennsylvania