

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2014-925

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, NOVEMBER 17, 2016
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.

All that certain piece, parcel or tract of land situate, lying and being in the Township of Fox, County of Elk and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a white wood stomp at the southeast corner of land conveyed by Daniel Kingsbury to Anthony Cuneo,

Thence east seven (7) rods, more or less, to the northeast corner of public ground;

Thence along the line of said public ground thirteen (13) rods to a post;

Thence east one hundred sixty-four (164) rods to a beech tree;

Thence north fifty (50) rods to a bass wood;

Thence west one hundred and fifty-three (153) rods to a post in the public road;

Thence in a southwesterly direction along the said public road to the place of beginning.

Excepting one-eighth of the coal, iron ore, lime-stone and other minerals the same as excepted and reserved in prior deeds.

Also excepting any part thereof heretofore conveyed by Laura M. Emmett.

Title to said Premises vested in Nancy A. Chicola and Gregory L. Chicola, wife and husband, as joint tenants with right of survivorship, and not as tenants in common by Deed from Nancy A. Martini, now by marriage Nancy A. Chicola dated June 22, 2005 and recorded on July 27, 2005 in the Elk County Recorder of Deeds in/at Book 529, Page 5

Tax Map Number: 03-19-008-8713 Control Number: 004665

Improvements: 2 story residential dwelling w/ 1 car det. garage

PROPERTY ADDRESS: 739 Brandy Camp Road, Kersey, PA 15846

Seized and taken into execution to be sold as the property of NANCY A. CHICOLA in suit of CITIFINANCIAL SERVICING LLC.

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:
Milstead & Associates LLC
Marlton, NJ

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania