

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2017-823

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, OCTOBER 18, 2018**  
**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 THOSE CERTAIN pieces, parcel or lots of land situate, lying and being in the Borough of Ridgway, Elk County, Pennsylvania, bounded and described as follows:

First thereof:

BEGINNING at a point on the South side of Alvan Street at the Northeast corner of Lot of land conveyed by C.A. Johnson to Emil G. Bengston by Deed dated July 21, 1910, recorded in Elk County September 12, 1910 in Deed Book No. 66 at page 618;

Thence along the South side of Alvan Street in and Easterly direction One hundred sixteen and six tenths (116.6) feet to the intersection of the Southern line of Alvan Street with the Western line of Stockholm Street;

Thence in a Southerly direction along the Western line of Stockholm Street One hundred twenty (120) feet to a post at the Southwestern corner of Stockholm Street and the Southeastern corner of Lot No. 41;

Thence South Sixty-three degrees thirty minutes West (S 63° 30' W) One hundred sixteen and seven tenths (116.70) feet to the Southeastern corner of the aforesaid Emil G. Bengston lot;

Thence in a Northerly direction along the Eastern line of said Emil G. Bengston lot One hundred twenty (120) feet to the place of BEGINNING.

BEING Lot Nos. 40 and 41 according to a Map or Plan of an extension of the Elizabeth Early Addition, surveyed for Alfred and C.A. Johnson by Horace Little, Surveyor, September 5, 1907.

Second thereof:

BEGINNING at a point, said point being the Southwest corner of premises described as the "first thereof" herein;

Thence South Twenty-six degrees Thirty minutes East (S 26° 30' E) One hundred Eighty (180) feet to a point;

Thence North Sixty-three degrees Thirty minutes East (N 63° 30' E) One hundred Twenty-eight and seven tenths (128.70) feet, more or less, to an iron post in line of land formerly owned by John L. Larson;

Thence North Twenty-six degrees Thirty minutes West (N 26° 30' W) One hundred eighty (180) feet to a point in the southern end line of Stockholm Street;

Thence South Sixty-three degrees Thirty minutes West (S 63° 30' W) One hundred Twenty-eight and seven tenths (128.7) feet, more or less, to the place of BEGINNING.

EXCEPTING AND RESERVING a strip of land Sixteen (16) feet in width along the Northern part of the above "Second" described parcel, for use as a Street or Alley, as fully excepted and reserved in former deeds or conveyances of said premises.

EXCEPTING AND RESERVING a parcel from the Northwest corner of the "First" herein, containing 3,000 square feet, as previously conveyed to Ernest M. Smith by Deed dated September 29, 1952 and recorded in the Records Office of Elk County October 29, 1952 in Deed Book 116 at page 515.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 320 Alvin Street, Ridgway, PA 15853

BEING PARCEL # 12-12-2248-4584, Tax Control: 016542

Improvements: Single Family Residential Dwelling

BEING THE SAME PREMISES which Douglas C. Morgan and Jami L. Morgan, by Deed dated January 31, 2003 and recorded February 10, 2003 in Deed Book 468, page 469, in the Office of the Recorder of Deeds in and for the County of Elk, granted and conveyed unto Gregory S. Thompson, in fee. And the said Gregory S. Thompson passed away on October 21, 2016, thereby vesting title unto Craig R. Thompson in his capacity as Administrator of the Estate of Gregory S. Thompson.

Judgment Amount: \$38,021.13

PROPERTY ADDRESS: 320 Alvin Street f/k/a Alvan Street, Ridgway, PA 15853

Seized and taken into execution to be sold as the property of CRAIG THOMPSON, ADMINISTRATOR OF THE ESTATE OF GREGORY SCOTT THOMPSON A/K/A GREGORY S. THOMPSON, DECEASED in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

**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:**  
Shapiro & DeNardo, LLC  
King of Prussia, PA 610-278-6800

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