SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-0452

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 Borough of Ridgway, County of Elk, Commonwealth of Pennsylvania. Bids will be accepted online at Bid4assets.com from 1:00 PM – 3:00 PM. Registration and terms and conditions of sale can be accessed on the Bid4assets website.

THURSDAY, FEBRUARY 18, 2027
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.

LEGAL DESCRIPTION

ALL THAT CERTAIN ALL that certain lot, parcel or piece of land situate, lying and being in the Village of Weedville, Jay Township, Elk County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a l" pipe (found) on the Western right of way line of Pennsylvania State Route SR-555, said pipe being on the Southern right of way line of a ten (10) foot private road easement. said place of beginning being the Northeastern corner of the parcel herein conveyed and running:

(1) thence a1ong the Western right of way of Pennsylvania State Route 555 South twenty-three degrees (23°) West, a distance of one hundred one and fifteen hundredths feet (101.15) feet to a 3/4” rebar (set);

(2) thence through lands of the Grantors for new subdivision line North eighty-one degrees, six minutes, twenty-seven seconds West (N81°6'27” W), a distance of One hundred twenty-six and twenty-one hundredths feet (126.21) to a 3/4" rebar (set), said rebar being on the Eastern side of a small unnamed creek;

(3) thence along the Eastern side of the small unnamed creek North twenty-five degrees thirty-six minutes thirty-eight seconds East (N25°36'38"E) a distance of One hundred one and sixty-two hundredths feet (101.62) to a 3/4" bar (set) on the waters' edge of the small unnamed creek, said bar also being on the Southern right of way line of the aforementioned ten (10) foot private road easement;

(4) thence along the Southern right of way of the ten (10) foot private easement South eighty-one degrees twenty-eight minutes twenty seconds East (S81°28'20'"E) a distance of One hundred twenty-one and fifty three hundredths feet (121.53) to a 1" pipe (found) and place of beginning, having erected thereon a two story framed dwelling.

CONTAINING 0.278 acres as shown on map prepared by Lex W. Curry, dated September 4,1986. and revised on August 21, 1996 bearing based on the Western right of way of Pennsylvania Route 555 as indicated on the original deed conveyed to LeRoy S. Carpin recorded in Deed Book 194. Page 39.

TOGETHER WITH right of way over the lands conveyed by Mary Ann Jenkin, et vir to H. J. Dill, et al as more fully set forth in deed dated June 13, 1923 and recorded on April l 3, 1926 in Deed Book 87, Page 44.

UNDER AND SUBJECT TO a right of way granted to the Weedville Water Association, Inc. by agreement which is recorded in Elk County PA in Miscellaneous book Y, page 453.

BEING THE SAME PREMISES which Susan A. Carlson a/k/a Susan A. Deemer, married and Deborah L. Carlson, single, by Deed dated June 25, 2020 and recorded on June 26, 2020, in the Elk County Recorder of Deeds Office as Instrument No. 2020-001534, granted and conveyed unto Susan A. Deemer and Heenan E. Deemer, husband and wife.

Being Known as 129 River Road, Weedville, PA 15868

Parcel I.D. No. 06-21-293-2585

JUDGMENT: $42,516.04

PROPERTY ADDRESS: 129 RIVER ROAD, WEEDVILLE, PA 15868

UPI / TAX PARCEL NUMBER: 06-21-293-2585

Seized and taken into execution to be sold as the property of SUSAN DEEMER A/K/A SUSAN A. CARLSON A/K/A SUSAN A. DEEMER, HEENAN DEEMER A/K/A HEENAN E. DEEMER in suit of CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST.

(c) CountySuite Sheriff, Teleosoft, Inc.

If the Reserve Price is met, the highest bidder shall be awarded the purchase. The purchaser (Winning bidder) is responsible for paying 10% (Ten percent) of the purchase price for each property by close of the next business day of the auction, plus a buyer's premium of 1.5% (One and one-half percent) of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% (Ninety percent) of the purchase price for each property purchased by 3:30 P.M. EST on the 5th (Fifth) business day following the auction date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 4:00 P.M. EST.

Attorney for the Plaintiff:
HLADIK ONORATO AND FEDERMAN LLP
NORTH WALES, PA 215-855-9521

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.