

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2019-647

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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Wells Fargo Bank, N.A.

v.

Tabatha N. Erickson

owner(s) of property situate in the SPRING CREEK TOWNSHIP, ELK County, Pennsylvania, being:

220 Lance Drive, Ridgway, PA 15853-2918

Parcel No. 10-17-145-2364, 10-17-145-2317, 10-17-145-3112  
(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$48,076.28

PROPERTY ADDRESS: 220 LANCE DRIVE, RIDGWAY, PA 15853

Seized and taken into execution to be sold as the property of TABATHA N ERICKSON in suit of WELLS FARGO BANK, 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:**

Phelan Hallinan Diamond & Jones, LLP  
PHILADELPHIA, PA 215-563-7000

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