

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-978

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, JUNE 17, 2021
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 lot, parcel or piece of land situate, lying and being in Benzinger Township, Elk County, Pennsylvania, described as follows:

BEGINNING at a pipe marker situated in the east margin of Lecker Road, and said pipe marker being a distance of Seven Hundred Fifty (750) feet South along the east margin of Lecker Road from the intersection of Lecker Road and East Eschbach Road; thence easterly and at right angles to Lecker Road a distance of Two Hundred (200) feet to a point for a corner; thence Southerly and parallel with Lecker Road, a distance of One Hundred (100) feet to a point for a corner; thence Westerly and parallel with the first boundary stated above, a distance of Two Hundred (200) feet to the east margin of Lecker Road; thence North along the east margin of Lecker Road a distance of One Hundred (100) feet to the place of beginning. CONTAINING 20,000 square feet of land.

DESIGNATED AS TAX PARCEL NO. 13-14-013-4949 and CONTROL NO. 004226.

HAVING erected thereon a one-story residential dwelling with attached garage commonly known as 114 Lecker Road, St. Marys, PA 15857.

BEING the same premises which Ruth A. Schwabenbauer, widow, by Deed dated March 11, 1982, and recorded with the Recorder's Office of Elk County, Pennsylvania, on March 12, 1982, in Deed Book Volume 231, Page 1047, granted and conveyed unto George C. Schwabenbauer and Linda Schwabenbauer, husband and wife. On October 19, 2019, George C. Schwabenbauer died thereby vesting sole fee simple title to the premises in Linda L. Schwabenbauer.

JUDGMENT AMOUNT: \$44,949.33

PROPERTY ADDRESS: 114 LECKER ROAD, ST MARYS, PA 15857

Seized and taken into execution to be sold as the property of LINDA L SCHWABENBAUER in suit of NORTHWEST BANK.

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:
MCGRATH MCCALL, P.C.
PITTSBURGH, PA 412-281-4333

W. TODD CALTAGARONE, Sheriff
ELK COUNTY, Pennsylvania