

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-859

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, MARCH 19, 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.

ALL those certain pieces, parcels or tracts of land situate, lying and being in the City of St. Mary's, Elk County, Pennsylvania, bounded and described as follows:

THE FIRST THEREOF BEGINNING at a post in the west line of an alley, said post being forty-two and two tenths (42.2) feet southeast from the northeast corner of a lot now or formerly owned by J. S. Leithner and the southeast corner of a lot now or formerly owned by Joseph Schloder and the southwest corner of a lot now or formerly owned by J B. Schauer, thence

1. Along said alley South $26^{\circ} 36'$ East Thirty-Two and three-tenths (32.3) feet to a post in the north line of an alley, thence
2. Along said alley South $58^{\circ} 14'$ West, One Hundred Two and five tenths (102.5) feet to a post in the rear line of lots fronting Madison Street; thence
3. Along Said real line North 3° West, Seventy-two and five tenths (72 5) feet to a post, the southeast corner of J S Leithner's original lot, thence
4. Along said south boundary line North $80^{\circ} 45'$ East, Seventy-six and seven tenths (76.7) feet to a post, the place of beginning.

THE SECOND THEREOF: BEGINNING at a point marking the southeastern corner of a parcel of land conveyed by Frank Lecker, et ux, to Irene Lecker O'Leary and Dorothy E. Lecker by deed dated March 24, 1950, and recorded in the Recorder of Deeds' Office of Elk County, Pennsylvania, in Deed Book Volume 125 at page 25; thence

1. North along the eastern boundary of said lot, Fifty (50) feet to a point marking the northeastern corner thereof; thence
2. West along the northern line of said lot six (6) feet to a point; thence
3. South parallel with the eastern line of said lot, Fifty (50) feet to a point set in the southern line of said lot and in the northern line of St Louis Street; thence
4. Along the southern line of said lot and the northern line of St. Louis Street, easterly Six (6) feet to the place of beginning.

TOGETHER WITH the right-of-way for the installation, constructions and maintenance of water lines, utility lines, gas lines and sewer lines, over and across the parcel of land described as the first thereof in a deed from Frank Lecker, et ux, to Irene Lecker O'Leary, et al, dated March 24, 1950, and recorded in the Recorder of Deeds' Office of Elk County, Pennsylvania, in Deed Book Volume 125, at page 125, as they presently exist.

TITLE TO SAID PREMISES IS VESTED IN Douglas L. Kline and Amy L. Kline, Husband and Wife, by Deed from Douglas L. Kline and Amy L. Kline formerly known as Amy L. Watkazitch, Dated 02/17/2006, Recorded

02/21/2006, in Book 0545, Page 0129.

Tax Map: 13-13-221-7994, Control #: 13/017205

Deed Book and Page #: Book 0545, Page 0129

Improvements to the Property: 2 story frame dwelling w/2 car detached garage, Residential Dwelling

Judgment Amount: \$54,111.38

PROPERTY ADDRESS: 153 WASHINGTON STREET, ST MARYS, PA 15857

Seized and taken into execution to be sold as the property of DOUGLAS L KLINE, AMY L KLINE in suit of HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1.

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