

# SHERIFF'S SALE

By virtue of a Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of the 37<sup>th</sup> Judicial District, Forest County Branch, Civil Division, and to me directed, there will be exposed to Public Sale at the Forest County Sheriff's Office, 528 Elm Street, Tionesta, Pennsylvania, on Monday the 19<sup>th</sup> day of June, 2017 at 10:00 AM.

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN KINSLEY TOWNSHIP IN THE COUNTY OF FOREST, AND STATE OF PA AND BEING DESCRIBED IN A DEED DATED 6/25/2000 AND RECORDED 6/27/2000 IN BOOK 203 PAGE 995 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOW:

BEGINNING AT A POINT AT THE INTERSECTION OF THE COMMON MARGIN OF WARRANTS NO, 5188 AND 5189 WITH THE CENTERLINE OF THE TOWNSHIP ROAD LEADING FROM KISERS CORNERS TO STATE HIGHWAY LEGISLATIVE ROUTE 27007, SAID CORNER BEING THE MOST NORTHERLY CORNER OF THE GRANTORS PREMISES; THENCE ALONG THE CENTERLINE OF THE AFORESAID TOWNSHIP ROAD IN A SOUTHEASTERLY DIRECTION 332 FEET TO A POINT AT THE MOST NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED TO CHESTER A. DUNBAR AND WIFE BY DEED OF ROBERT LEONARD AND WIFE DATED SEPTEMBER 16, 1967 AND RECORDED IN FOREST COUNTY DEED BOOK 95, PAGE 569; THENCE ALONG THE MARCH OF SAID OF LOT OF DUNBAR SOUTH 48 ½ DEGREES WEST, 175 FEET TO A POINT; THENCE FURTHER ALONG SAID LOT OF DUNBAR SOUTH 43 ¾ DEGREES EAST, 500 FEET TO A POINT; THENCE SOUTH 48 ½ DEGREES WEST, ALONG OTHER LANDS OF GRANTORS; 95 FEET TO A POINT; THENCE FURTHER ALONG SAID LANDS OF GRANTORS; SOUTH 43 ¾ DEGREES EAST 323 FEET TO A POINT IN THE CENTERLINE OF STATE HIGHWAY LEGISLATIVE ROUTE 27007; THENCE ALONG SAID CENTERLINE SOUTHWESTERLY 362 FEET TO A POINT; THENCE NORTH 43 ¾ DEGREES WEST 837.6 FEET TO A POINT; THENCE NORTH 48 ½ DEGREES EAST 104 FEET TO A POINT; THENCE NORTH 43 ¾ DEGREES WEST 317.4 FEET, MORE OR LESS TO THE COMMON MARGIN OF WARRANTS 5188 AND 5189; BEING THE NORTHWESTERLY MARGIN OF GRANTORS PREMISES; THENCE ALONG SAID MARGIN NORTHEASTERLY 528 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 12 ACRES, MORE OR LESS.

Tax Parcel: 17-05J-110-00

Premises Being: 2671 GERMAN HILL ROAD A/K/A HC 2 BOX 82, TIONESTA, PA 16353

Together with all and singular, the said property, improvements and appurtenances whatsoever thereunto belonging, or in any way appertaining.

Seized and taken in Execution and will be sold as the property Dawn Thomas, to enforce the court judgment of \$78,781.57 obtained at the suit of Ditech Financial LLC etal.

**TERMS OF SALE:** Successful bidder will pay ten (10%) percent of the judgment in cash or by certified check and the remainder of the bid within ten (10) days of the date of sale; and in the event bidder can not pay the remainder, the property will be resold and all monies paid in the original sale will be applied to any deficiency in the price at which property is resold. Notice is hereby given that a Schedule of Distribution will be filed by the Sheriff within thirty (30) days after the date of sale and that distribution will be made in accordance with the Schedule unless Exceptions are filed thereto within ten (10) days thereafter.

Tionesta, PA  
May 24,31 & June 7

April 3, 2017

  
ROBERT L. WOLFGANG  
Sheriff of Forest County