

# 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 5<sup>th</sup> day of February, 2018 at 10:00 AM.

ALL THAT CERTAIN PARCEL OR LOT OF LAND SITUATE IN HARMONY TOWNSHIP, FOREST COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE NORTHWEST SIDE OF A PRIVATE ROAD WHICH LEADS PAST THE NORTHWEST SIDE OF THE WEST HICKORY BALL DIAMOND LOT, SAID POST BEING DISTANT 629 FEET FROM THE CENTER LINE OF THE WEST HICKORY PAGUNDUS PUBLIC ROAD; THENCE IN A NORTHWESTERLY DIRECTION 150 FEET TO A POST; THENCE IN A NORTEASTERLY DIRECTION, PARALLEL TO SAID PRIVATE ROAD, 100 FEET TO A POST; THENCE IN A SOUTHEASTERLY DIRECTION 150 FEET TO A POST SAID PRIVATE ROAD, THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID PRIVATE ROAD 100 FEET TO THE PLACE OF BEGINNING.

BEING TAX MAP NUMBER: 13-04F-124

AND ALSO;

ALL THAT CERTAIN PARCEL OR LOT OF LAND SITUATE IN HARMONY TOWNSHIP, FOREST COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POST ON THE NORTHWEST SIDE OF HILLSIDE DRIVE AT THE CORNER OF THE LOT NOW OR FORMERLY OF JOSEPH SKOPINSKI; THENCE RUNNING NORTEASTERLY ALONG HILLSIDE DRIVE, 50 FEET TO THE LOT NOW OR FORMERLY OF WILLIAM HEWLETT, THENCE NORTHWESTERLY 150 FEET TO A POST ON CRESTMONT ROAD; THENCE SOUTHWESTERLY 50 FEET TO A POST OR CORNER OF LOT NOW OR FORMERLY SKOPINSKI; THENCE EASTERLY 150 FEET ALONG LAND NOW OR FORMERLY OF JOSEPH SKOPINSKI TO A POST ON HILLSIDE DRIVE OR PLACE OF BEGINNING.

BEING TAX MAP NUMBER: 13-04F-127

BEING KNOWN AS: 164 CRESTMONT ROAD, WEST HICKORY, PENNSYLVANIA 16370

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

Title to said premises is vested in Nathan J. Dietrich and Cindy S. Dietrich by deed from William D. Weaver dated May 9, 2013 and recorded May 13, 2013 in Deed Book 280, Page 737

Seized and taken in Execution and will be sold as the property Nathan J. Dietrich and Cindy S. Dietrich, to enforce the court judgment of \$130,392.29 obtained at the suit of Caliber Home Loans, Inc.

**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  
January 10, 17 & 24

December 6, 2017

ROBERT L. WOLFGANG  
Sheriff of Forest County