

SHERIFF'S SALE

By virtue of a Writ of Execution (Money Judgment) issued out of the Court of Common Pleas of the 37th 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 29th day of January, 2018 at 11:00 AM.

ALL THAT CERTAIN piece or parcel of land situate in the Township of Tionesta, County of Forest and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point on the eastern sideline of a 35 foot road known at Pin Oak Road, which point is the Northeast corner of the parcel herein conveyed and which point is the intersection of the eastern sideline of the said Pin Oak Road and the southern sideline of a 25 foot road; thence along the eastern sideline of the said Pin Oak Road in the southerly direction, a distance of 230 feet to a point; thence in a general easterly direction along lands now or formerly of Slicker, a distance of 250 feet to a point; thence in a general northerly direction along lands now or formerly of Regis W. Ochs and others, and parallel to the eastern sideline of the said Pin Oak Road, a distance of 230 feet to a point on the southern sideline of a 25 foot road; thence in a general westerly direction along the southern sideline of the said 25 foot road, a distance of 250 feet to the place of beginning.

SUBJECT to a right of way of the Pennsylvania Electric Company, and all other rights of ways, easements, exceptions and reservations of record or which an ezamination of the property would reveal.

BEING the same premises in which Lyman S. Dibble and Virginia C. Dibble, husband and wife, by deed dated November 24th, 1992 and recorded on December 19, 1992 in the Office of Recorder of Deeds in and for the County of Forest, in Book 170 and Page 539, conveyed unto Irene A. Sedwick.

And the said Irene A. Sedwick departed this life on May 25, 2014.

Tax Parcel: 18-01A-141-00

Premises Being: 159 Pin Oak Lane, 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 John Sedwick et al, to enforce the court judgment of \$116,496.69 obtained at the suit of U.S. Bank National Association 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
January 3, 10 & 17

November 29, 2017


ROBERT L. WOLFGANG
Sheriff of Forest County