

# 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 30<sup>th</sup> day of April, 2018 at 10:00 AM.**

ALL THOSE CERTAIN TWO PARCELS OF LAND SITUATE IN HICKORY TOWNSHIP, FOREST COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST:

BEGINNING AT A STONE AT THE EASTERLY SIDE OF THE ROAD LEADING FROM TIONESTA TO EAST HICKORY AND BEING ON THE LINE SEPARATING THE LANDS NOW OR FORMERLY OF CHARLES H. SARTORTI FROM THE LANDS NOW OR FORMERLY OF HENRY CHURCH;  
THENCE BY SAID LINE NORTH 87 DEGREES EAST 28.9 RODS TO A STONE SET ON THE WEST SIDE OF THE RIGHT-OF-WAY OF THE HICKORY VALLEY RAILROAD;  
THENCE BY SAID RIGHT-OF-WAY SOUTH 15 FEET 1.1 RODS TO A STONE ON THE LINE SEPARATING THE LANDS OF SARTORTI FROM THE LANDS NOW OR FORMERLY OF CALEB MIDDLETON;  
THENCE BY SAID LINE SOUTH 87 DEGREES WEST 28.85 RODS TO A STONE AT THE EASTERLY SIDE OF THE ABOVE MENTIONED ROAD;  
THENCE BY THE ABOVE MENTIONED ROAD NORTH 8 DEGREES EAST 1.1 RODS TO THE STONE AT THE PLACE OF BEGINNING.  
CONTAINING 28.87 SQUARE RODS, MORE OR LESS AND BEING A LANE OR ROADWAY TO THE PUBLIC ROAD FROM OTHER LANDS NOW OR OF FORMERLY OF SARTORTI.

SECOND:

BEGINNING AT A STONE ON THE NORTH LINE OF LAND NOW OR FORMERLY OF CHARLES H. SARTORTI, WHERE SAID LINE CROSSES THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE HICKORY VALLEY RAILROAD;  
THENCE NORTH 87 DEGREES EAST 36.2 RODS TO A STONE CORNER IN SAID NORTH LINE;  
THENCE SOUTH 28.5 DEGREES WEST 33.6 RODS TO A STONE IN THE LINE OF LAND OF SARTORTI;  
THENCE NORTH 72.5 DEGREES WEST 27 RODS TO A STONE IN THE EASTERLY LINE OF ABOVE MENTIONED RIGHT-OF-WAY;  
THENCE NORTH 15 DEGREES EAST 20 RODS TO THE STONE AT THE PLACE OF BEGINNING.  
CONTAINING 4 ACRES AND 150 PERCHES OF LAND, MORE OR LESS.

TAX PARCEL: 14-03-159.000

PREMISES BEING: 144 BARNETT LANE F/K/A RT 62, EAST HICKORY, PA 16370

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 WAYNE B. MLAKAR ET AL, TO ENFORCE THE COURT JUDGMENT OF \$30,128.41 OBTAINED AT THE SUIT OF PNC 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  
April 4, 11 & 18

February 26, 2018

ROBERT L.WOLFGANG  
Sheriff of Forest County