

SHERIFF'S SALE

On **Thursday** the **20th** day of **April**, 2017 at 11:00 AM there will be exposed to Sheriff's Sale in the 3rd Floor Hearing Room, Armstrong County Courthouse, 500 East Market Street, Kittanning, Pennsylvania, 16201, Armstrong County, Commonwealth of Pennsylvania, the following property to wit:

Of, in and to the Real Estate located at:

561 Franklin Street

Freeport, PA 16229

Freeport Borough

, Armstrong County

Tax Map No. **17-196.08-04-30**

More fully described in DBV **2800**, Page **213**

2016- 1171 Civil 2017- 80015 EXMF

All claims to the property must be filed with the Sheriff before sale and all claim to the proceeds before distribution. The Schedule of Distribution will be filed in the Sheriff's Office on April 21, 2017. Distribution will be made in accordance with the schedule unless exceptions are filed within 10 days thereafter.

Seized and taken as the property of:

Natalie M. Biagioni

At the suit of:

The Bank of New York Mellon fka The Bank of New York As Trustee for the Benefit of the Certificate Holders of the CWALT, Inc., Alternative Loan Trust 2004-12CB, Mortgage Pass Through Certificates, Series 2004-12CB

All persons are hereby warned not to remove the above-mentioned property from the premises or interfere with the same in any manner, otherwise they will be dealt with according to law.

Attorney:

Shapiro & DeNardo, LLC
3600 Horizon Drive, Suite 150
King of Prussia, PA 19406
610-278-6800

Debt:

\$40,476.79 plus interest and costs

Disclosing of the reserve bid on the auction floor is prohibited. Violation could result in continuance of sale.

Sheriff's Office, Kittanning, PA

_____, 2017

William J. Rupert, Sheriff