

SHERIFF'S SALE

On **Thursday** the **20th** day of **October**, 2016 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:

118 Stone Avenue

Templeton, PA 16259

Pine Township

, Armstrong County

Tax Map No. **37-072.06-01-26**

More fully described in DBV **4391**, Page **88**

2016- 0329 Civil 2016- 80149 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 October 24, 2016. Distribution will be made in accordance with the schedule unless exceptions are filed within 10 days thereafter.

Seized and taken as the property of:

Linda K. Scratchard

At the suit of:

Citizens Bank, N.A. fka RBS Citizens, N.A.

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:

Law Offices of Gregory Javardian, LLC
1310 Industrial Boulevard
1st Floor, Suite 101
Southampton, PA 18966
215-942-9690

Debt:

\$47,870.55 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

_____, 2016

William J. Rupert, Sheriff