

# SHERIFF'S SALE

On **Thursday** the **20th** day of **July**, 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:

**604 Painter Avenue**

**Ford Cliff, PA 16228**

**Ford Cliff Borough**

**, Armstrong County**

Tax Map No. **16-154.10-01-59**

More fully described in DBV **3523**, Page **96**

**2016- 1318 Civil 2017- 80025 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 July 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:

**James D. Liston and The United States of America**

At the suit of:

**Ditech Financial LLC fka Green Tree Servicing LLC**

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:

KML Law Group, PC  
 BNY Mellon Independence Center  
 701 Market Street, Suite 5000  
 Philadelphia, PA 19106  
 215-627-1322

Debt:

**\$75,931.41 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**