

# SHERIFF'S SALE

On **Thursday** the **26th** day of **July**, 2018 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:

**316 3rd Avenue**

**Ford City, PA 16226** **Ford City Borough** **, Armstrong County**

Tax Map No. **14-154.06-03-20**

More fully described in DBV **2907** , Page **164**

**2017- 1170** **Civil** **2018- 80050** **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 27. Distribution will be made in accordance with the schedule unless exceptions are filed within 10 days thereafter.

Seized and taken as the property of:

**B.B, a Minor, in care of Amy Barnes, Solely in Her Capacity as Heir of Tyrone Bell, Deceased,**  
**Alaina Bell Solely in Her Capacity as Heir of Tyrone Bell, Deceased, Unknown Heirs of Tyrone**  
**Bell, Deceased**

At the suit of:

**Bayview Loan Servicing, LLC, A Delaware Limited Liability Company**

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, P.C  
 Suite 5000, BNY Mellon Independence Center  
 701 Market Street  
 Philadelphia, PA 19106  
 215-627-1322

Debt:

**\$28,152.25** **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

\_\_\_\_\_, 2018

**William J. Rupert, Sheriff**