

SHERIFF'S SALE

On **Thursday** the **21st** day of **July**, 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:

514 Altman Hill Road

Vandergrift, PA 15690

Kiskiminetas Township

, Armstrong County

Tax Map No. **20-217.00-01-29**

More fully described in DBV **4181**, Page **1**

2015- 0195 Civil 2016- 80055 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 25, 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:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Fay Hilty, William Bentz, Known Heir of Fay Hilty, Bob Bentz, Known Heir of Fay Hilty, Mary Ann Bentz, Known Heir of Fay Hilty

At the suit of:

Urban Financial of America, 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:

Udren Law Offices, PC
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003-3620
856-669-5400

Debt:

\$267,470.30 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

William J. Rupert, Sheriff

_____, 2016