

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 1103-2018

Issued out of the Court of Common Pleas of Venango County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Venango County Courthouse in the City of Franklin, County of Venango, Commonwealth of Pennsylvania on:

WEDNESDAY, MAY 15, 2019
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

JUDGMENT AMOUNT: \$97,528.36

PROPERTY ADDRESS: 220 WASHINGTON AVENUE, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 16,038.-099..-000

ALL that certain piece or parcel of land situate in the Township of Cornplanter, County of Venango, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post and stones on the southeast side of the road leading from Siverly Borough to Shaw Farm; thence North twenty-nine degrees thirty minutes East (N 29° 30' E) eleven and six tenths perches (11.6) perches to a large white oak tree on the northwest side of the road; thence by lands now or formerly of Samuel Winger South eighty degrees East (S 80° E) twenty-seven (27) perches to a post on the west side of a run; thence by other lands now or formerly of S. E. Winger South ten degrees West (S 10° W) fifteen and six tenths (15.6) perches to a stump; thence by land now or formerly of D. L. Trax North seventy-one degrees thirty minutes West (N 71° 30' W) thirty-one and two tenths (31.2) perches to the place of beginning. Containing two and forty-two hundredths (2.42) acres. Magnetic variation three degrees thirty minutes West (3° 30' W).

ALSO all right, title and interest of, in and to the following parcel of land situate in the Township of Cornplanter, County of Venango, Commonwealth of Pennsylvania, adjoining the parcel first hereinabove described on the North, and bounded and described as follows:

BEGINNING at a post the northeasterly corner of the parcel of land first hereinabove described; thence North ten degrees (N 10° E) ninety-five hundredths (.95) of a perch to a post; thence North seventy-nine degrees thirty minutes West (N 79° 30' W) twenty-six and seven tenths (26.7) perches to a post; thence South twenty-nine degrees forty-five minutes West (S 29° 45' W) ninety-five hundredths (.95) of a perch to a white oak tree at the northwesterly corner of the parcel of land first hereinabove described; thence along lands first hereinabove described South eighty degrees East (S 80° E) twenty-seven (27) perches to the place of beginning.

Title to said Premises vested in Richard W. Stover by Deed from John B. Bowersox dated June 16, 2004 and recorded on June 18, 2004 in the Venango County Recorder of Deeds in Book 0314, Page 0343 as Instrument No. 2004-004461.

PROPERTY ADDRESS: 865 OAK GROVE STREET, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 07,007.035..-000

Seized and taken into execution to be sold as the property of RICHARD W STOVER, KIMBERLY S STOVER in suit of ONE MAIN FINANCIAL SERVICES, INC. FORMERLY KNOWN AS SPRINGLEAF FINANCIAL SERVICES, INC..

TERMS: There will be a sale on the above property. Successful bidder must pay by cashier's check by 12:00 Noon, on the day of the sale. In the event bidder cannot pay, the property will be resold at 2:00 p.m. on the same day.

Attorney for the Plaintiff:
MILSTEAD & ASSOCIATES
MOUNT LAUREL, NJ 856-724-1888

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania