

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CIV 849-2021

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:

**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: \$92,500.00

PROPERTY ADDRESS: 5273 US 322, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 08,001.-073..-000

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN CRANBERRY TOWNSHIP, VENANGO COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE SOUTHERLY LINE OF A THIRTY-FIVE (35) FOOT WIDE PRIVATE ROAD, WHICH POINT OF BEGINNING IS LOCATED AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED BY DANIEL HEATH TO RANDY J. SPENCER, BY DEED DATED JULY 20, 1984 AND RECORDED IN VENANGO COUNTY DEED BOOK NO. 847, PAGE 419; THENCE ALONG THE SOUTHERLY LINE OF SAID PRIVATE ROAD, WORTH 68° 50' WEST, 150 FEET MORE OR LESS, TO AN IRON PIPE LOCATED ON THE EASTERLY LINE OF LANDS NOW OR LATE OF JAMES SCHAFFER; THENCE ALONG LANDS NOW OR LATE OF JAMES SCHAFFER, NORTH 21° 17' EAST, 234.26 FEET TO AN IRON PIPE; THENCE ALONG OTHER LANDS OF DANIEL HEATH, SOUTH 68° 50' EAST, 150.0 FEET, MORE OR LESS, TOWN IRON PIPE, WHICH IRON PIPE MARKS THE NORTHWEST CORNER OF LANDS CONVEYED BY DANIEL HEATH TO RANDY J. SPENCER, BY DEED DATED JULY 20, 1984, AS AFORESAID; THENCE ALONG THE WESTERLY LIEN OF LANDS CONVEYED TO RANDY J. SPENCER, AFORESAID, 234.26 FEET TO THE PLACE OF BEGINNING.

BEING A PARCEL OF LAND DESCRIBED ON A SURVEY PREPARED BY EDWARD R. PETULLA, REGISTERED SURVEYOR, DATED APRIL, 1983, A COPY FO WHICH SAID SURVEY IS TO BE RECORDED CONTEMPORANEOUSLY HEREWITH.

BEING AND INTENDED TO BE A PART OF THE SAME PREMISES CONVEYED BY CHARLES D. WEAVER, ET AL, TO DANIEL HEATH, BY DEED DATED FEBRUARY 10, 1982 AND RECORDED IN VENANGO COUNTY DEED BOOK NO. 825, PAGE 1042.

EXCEPTING AND RESERVING, HOWEVER, UNTO DANIEL HEATH, THE FIRST PARTY HEREIN, HIS HEIRS AND ASSIGNS, THE RIGHT TO USE THE EXISTING 35 FOOT WIDE PRIVATE ROAD WHICH CROSSES THROUGH THE ABOVE DESCRIBED PREMISES, THE CENTER LIEN OF WHICH IS SHOWN ON A SURVEY PREPARED BY EDWARD R. PETULLA, REGISTERED SURVEYOR, DATED APRIL, 1983, WHICH SAID PRIVATE ROAD SHALL BE USED BY DANIEL HEATH, HIS HEIRS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND FROM OTHER LANDS OF THE SAID DANIEL HEATH. THE SECOND PARTY HEREIN IS SPECIFICALLY GIVEN THE RIGHT TO RELOCATE THAT PORTION OF SAID ROAD SO THAT SAID PRIVATE ROAD, AS RELOCATED, WOULD LIE PARALLEL AND ADJACENT TO THE EASTERLY SIDE OF THE PARCEL OF LAND HEREIN CONVEYED. NO PART OF SAID RELOCATED ROAD IS TO BE PLACED ON OTHER LAND OF DANIEL HEATH. SAID RELOCATED ROAD IS TO BE CONSTRUCTED TO THAT THE BASE OF SAID RELOCATED ROAD IS SUBSTANTIALLY SIMILAR TO THE EXISTING ROAD. ALL COSTS ATTRIBUTABLE TO RELOCATING SAID ROAD WILL BE BORN BY THE PARTY OF THE SECOND PART HEREIN.

TOGETHER WITH THE RIGHT TO USE SAID PRIVATE ROAD, SHOWN ON SAID SURVEY, LEADING FROM THE ABOVE DESCRIBED PREMISES TO THE PUBLIC ROAD KNOWN AS U. S. ROUTE 322, WHICH SAID PRIVATE ROAD SHALL BE USED AS A MEANS OF ACCESS TO AND FROM THE ABOVE DESCRIBED PREMISES.

BEING THE SAME PREMISES THAT DANIEL L. HEATH, UNMARRIED, BY DEED DATED OCTOBER 27, 1988 AND RECORDED NOVEMBER 17, 1988 IN THE OFFICE FO THE RECORDER OF DEEDS OF VENANGO COUNTY, PA, IN DEED BOOK 909 PAGE 109, GRANTED AND CONVEYED UNTO RANDY J. SPENCER, IN FEE.

PROPERTY ADDRESS: GARDEN LANE, FRANKLIN, PA 16232

UPI / TAX PARCEL NUMBER: 08,024.-001C..-000

Seized and taken into execution to be sold as the property of RANDY J. SPENCER in suit of TOWNSHIP OF CRANBERRY.

---

**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:**  
TUCKER ARENSBERG PC  
PITTSBURGH, PA 412-566-1212

**ERIC K FOY, Sheriff**  
VENANGO COUNTY, Pennsylvania