

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CIV 166-2025

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.

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BY VIRTUE OF A WRIT OF EXECUTION NO. 166-2025

WELLS FARGO BANK, N.A.  
V.  
SHAWN P. SMITH; CAMI L. SMITH

OWNER(S) OF PROPERTY SITUATE IN THE CRANBERRY TOWNSHIP, VENANGO COUNTY, PENNSYLVANIA, BEING

236 HARVEY DRIVE, SENECA, PA 16346  
TAX ID NO. 08,009A-050..-000  
(ACREAGE OR STREET ADDRESS)

IMPROVEMENTS THEREON: RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$90,981.33  
PROPERTY ADDRESS: 236 HARVEY DRIVE, SENECA, PA 16346  
UPI / TAX PARCEL NUMBER: 08,009A-050..-000

Seized and taken into execution to be sold as the property of SHAWN P. SMITH, CAMI L SMITH in suit of WELLS FARGO BANK, N.A..

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**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:  
BROCK & SCOTT PLLC  
KING OF PRUSSIA, PA 844-856-6646

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