

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 735-2024

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.

ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF ROCKLAND, VENANGO COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 1448 ROCKLAND NICKLEVILLE ROAD, EMLENTON, PENNSYLVANIA 16373.

BEING THE SAME PREMISES WHICH HAROLD R. WEAVER, WIDOWER BY DEED DATED MAY 12, 2017, AND RECORDED MAY 19, 2017, IN DEED BOOK 2017, PAGE 2196 INSTRUMENT NUMBER 2017-002196, GRANTED AND CONVEYED UNTO HAROLD R. WEAVER A/K/A HAROLD REID WEAVER.

TAX MAP AND PARCEL NUMBER: 24,003.-11.-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$227,545.95

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: HAROLD R. WEAVER A/K/A HAROLD REID WEAVER

MCCABE, WEISBERG & CONWAY, LLC
1420 WALNUT STREET, SUITE 1501
PHILADELPHIA, PA 19102

PROPERTY ADDRESS: 1448 ROCKLAND NICKLEVILLE ROAD, EMLENTON, PA 16373

UPI / TAX PARCEL NUMBER: 24,003.-111.-000

Seized and taken into execution to be sold as the property of HAROLD WEAVER A/K/A HAROLD REID WEAVER in suit of LAKEVIEW LOAN SERVICING, LLC.

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania