

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 380-2025

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:

WEDNESDAY, MAY 20, 2026
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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE EMLENTON BOROUGH, VENANGO COUNTY, PENNSYLVANIA:

IMPROVEMENTS: RESIDENTIAL PROPERTY

JUDGEMENT AMOUNT: \$88,717.59

PROPERTY ADDRESS: 414 HIGHLAND AVENUE, EMLENTON, PA 16373

UPI / TAX PARCEL NUMBER: 09,002.-013..-000

Seized and taken into execution to be sold as the property of DONALD R RAS, III, ERIN F RAS in suit of SELENE FINANCE, LP.

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:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
MOUNT LAUREL, NJ 855-225-6906

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania