

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 516-2025

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, JANUARY 21, 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 THAT CERTAIN PIECE OR PARCEL OR OF LAND SITUATE IN THE SEVENTH WARD OF THE CITY OF OIL CITY, COUNTY OF VENANGO AND COMMONWEALTH OF PENNSYLVANIA, BOUND AND DESCRIBED AS FOLLOWS:

BEING THE SAME PREMISES WHICH BY DEED DATED JANUARY 27, 2023 AND RECORDED JANUARY 30, 2023 IN INSTRUMENT NUMBER 2023-000348, GRANTED AND CONVEYED UNTO ADAM LEE MORTON AND RYLEE JAYE MORTON, HUSBAND AND WIFE.

PARCEL NUMBER: 16.058.029.000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$68,998.50

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: ADAM LEE MORTON AND RYLEE JAYE MORTON

MCCABE, WEISBERG & CONWAY, LLC
1420 WALNUT STREET, SUITE 150 I
PHILADELPHIA, PA 19102

PROPERTY ADDRESS: 137 CEDAR AVENUE, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 16.058.029.000

Seized and taken into execution to be sold as the property of ADAM LEE MORTON, RYLEE JAYE MORTON in suit of NAVY FEDERAL CREDIT UNION.

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