

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. CIV 643-2025

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, FEBRUARY 18, 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.

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ALL THAT CERTAIN PIECE OR PARCEL OR TRACT OF LAND SITUATE IN THE TOWNSHIP OF CANAL, VENANGO COUNTY, PENNSYLVANIA, AND BEING KNOWN AS 119 WOOD ROAD, FRANKLIN, PENNSYLVANIA 16323.

BEING THE SAME PREMISES WHICH REBECCA J. BEACH, WIDOWED BY DEED DATED JANUARY 8, 2020, AND RECORDED JANUARY 9, 2020, IN INSTRUMENT NWNBER 2020-000120, GRANTED AND CONVEYED UNTO ROBERT L. BEACH AND REBECCA J. BEACH. THE SAID ROBERT L. BEACH DIED ON JULY 18, 2014, THEREBY VESTING TITLE IN REBECCA J. BEACH BY OPERATION OF LAW. THE SAID REBECCA J. BEACH DIED ON JANUARY 10, 2022, WITHOUT A WILL OR APPOINTMENT OF AN ADMINISTRATOR.

TAX MAP AND PARCEL NUMBER: 02,004A-080A.-000

THE IMPROVEMENTS THEREON ARE: RESIDENTIAL DWELLING

REAL DEBT: \$66,444.99

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: CARRIE BEACH, REAL OWNER AND KNOWN SURVIVING HEIR OF REBECCA J. BEACH, KEVIN BEACH, KNOWN SURVIVING HEIR OF REBECCA J. BEACH, BILLIE JO HEARST, KNOWN SURVIVING HEIR OF REBECCA J. BEACH, AND UNKNOWN SURVIVING HEIRS OF REBECCA J. BEACH

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

PROPERTY ADDRESS: 119 WOOD ROAD, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 02,004A-080A.-000

Seized and taken into execution to be sold as the property of CARRIE BEACH, REAL OWNER AND KNOWN SURVIVING HEIR OF REBECCA J. BEACH, KEVIN BEACH, KNOWN SURVIVING HEIR OF REBECCA J. BEACH, BILLIE JO HEARST, KNOWN SURVIVING HEIR OF REBECCA J. BEACH, UNKNOWN SURVIVING HEIRS OF REBECCA J. BEACH in suit of RRA CP OPPORTUNITY TRUST 2.

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

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