

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 98-2020

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.

PROPERTY ADDRESS: 1461 ROCKY GROVE AVE., SUGARCREEK BOROUGH, VENANGO COUNTY, PENNSYLVANIA

TAX PARCEL NUMBER: 28,009.-010A.-000

JUDGMENT AMOUNT: \$115,892.44

BEING THE SAME PREMISES CONVEYED FROM JOHN E. PRICHARD AND BEVERLY A. PRICHARD TO FRANK A. POMPEO AND PAMELA A. CRONKHITE, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY DEED DATED MARCH 15, 2004, AND RECORDED APRIL 13, 2004 IN THE RECORDER'S OFFICE OF VENANGO COUNTY, PENNSYLVANIA AT INSTRUMENT NO. 2004-002511.

CONSISTING OF 9.43 ACRES, TOGETHER WITH A DWELLING AND ITS OUTBUILDINGS.

PROPERTY ADDRESS: 1461 ROCKY GROVE AVENUE, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 28,009.-010A.-000

Seized and taken into execution to be sold as the property of FRANCIS A. POMPEO A/K/A FRANK A. POMPEO, DECEASED, HEIRS, SUCCESSORS, AND ASSIGNS, PAMELA Z CRONKHITE, DECEASED in suit of FRANKLIN-OIL REGION CREDIT UNION, NOW KNOWN AS NEW DIRECTIONS COMMUNITY 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:
EVANS, GARVEY, LACKEY & OCHS
SHARON, PA 724-342-6835

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania