

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 260-2025

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, MARCH 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.

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF IRWIN, VENANGO COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 1575 CLINTONVILLE ROAD, HARRISVILLE, PA 16038

BEING PARCEL NUMBER: 12,005.-064..-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1575 CLINTONVILLE ROAD, HARRISVILLE, PA 16038

UPI / TAX PARCEL NUMBER: 12,005.-064..-000

Seized and taken into execution to be sold as the property of JOSE A COLON in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

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