

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 969-2025

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.

DOCKET NO: 2025-00969

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE SECOND WARD OF THE CITY OF FRANKLIN, COUNTY OF VENANGO AND COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL NO: 10,220.-021..-000

PROPERTY ADDRESS: 1501 1/2 SOUTH BELL AVENUE, FRANKLIN, PENNSYLVANIA 16323

IMPROVEMENTS: A RESIDENTIAL DWELLING

SOLD AS THE PROPERTY OF: RILEY STEPHAN SMEAL

ATTORNEY'S NAME: POWERS KIRN, LLC

SHERIFF'S NAME: ERIC FOY

PROPERTY ADDRESS: 1501 1/2 SOUTH BELL AVENUE, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 10,220.-021..-000

Seized and taken into execution to be sold as the property of RILEY STEPHAN SMEAL in suit of PENNYMAC LOAN SERVICES, LLC.

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:
POWERS KIRN, LLC
TREVOSSE, PA 215-942-2090

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania