

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 1007-2025

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, JUNE 17, 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 BOROUGH OF POLK, VENANGO COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 800 MAIN ST POLK, PA 16342

BEING PARCEL NUMBER: 21,004.-038..-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

JUDGMENT AMOUNT: \$65,480.16

PROPERTY ADDRESS: 800 MAIN STREET, POLK, PA 16342

UPI / TAX PARCEL NUMBER: 21,004.-038..-000

Seized and taken into execution to be sold as the property of PATRICK ALLEN GRECO, KATLYNN GRECO in suit of SELENE FINANCE, LP.

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