

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 447-2025

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.

PNC BANK, NATIONAL ASSOCIATION,

VS

LESLIE S. RUGH, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS D. BECHTEL

ALL THOSE CERTIAN LOTS OR PIECES OF GROUND SITUATE IN THE CITY OF OIL CITY OF VENANGO COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 7 OAK GROVE STREET, OIL CITY, PA 16301

BEING PARCEL NUMBER: 16,096.-293..-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 7 OAK GROVE STREET, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 16,096.-293..-000

Seized and taken into execution to be sold as the property of LESLIE S RUGH AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS D. BECHTEL in suit of PNC BANK, NATIONAL ASSOCIATION.

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:
TUCKER ARENSBERG PC
PITTSBURGH, PA 412-566-1212

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania