

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 413-2025

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, JULY 15, 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.

WELLS FARGO BANK,N.A.,

VS
SHAWN M. AIKINS, ANNA AIKINS

JUDGEMENT AMOUNT: \$33,082.69

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

BEING KNOWN AS: 110 CRESTVIEW DRIVE, COOPERSTOWN, PA 16317

BEING PARCEL NUMBER: 06,005.-037...-000

IMPROVEMENTS:RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 110 CRESTVIEW DRIVE, COOPERSTOWN, PA 16317

UPI / TAX PARCEL NUMBER: 06,005.-037..-000

Seized and taken into execution to be sold as the property of SHAWN M AIKINS, ANNA AIKINS in suit of WELLS FARGO BANK, N.A..

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