

## **Sheriff Sale Notice/Handbill**

By virtue of Writ of Execution #596-2023 Issued out of the Court of Common Pleas of Clarion County, Pennsylvania, and to me directed, there will be exposed to public sale at the Courthouse in Clarion Borough, Clarion County, Pennsylvania, on **Friday, the 15<sup>th</sup> day of December 2023 at 10:00 A.M.** the following described property, to wit:

All those certain pieces or parcels of land situated in Sligo Borough, County of Clarion, and State of Pennsylvania, as more fully described in Deed Instrument 2012-2523.

Being known as: **459 Colerain Street, Sligo, PA 16255 a/k/a 459 Colerain Street, Sligo, Pennsylvania 16255**

Map and/or parcel number: **#30-011-046**

The improvements thereon are: Residential Dwelling

Seized and taken into execution as the property of: **Debra D. Stanford and Michael J. Switzer**

At the suit of: Wells Fargo Bank, N.A.

**Disclosing of the reserve bid on the auction floor is prohibited. Violation could result in continuance of sale.**

A Schedule of Distribution of the money bid for this property will be filed by the Sheriff thirty (30) days from the date of the Sheriff's Sale. This Schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions are filed with the Sheriff within ten (10) days after the Schedule of Distribution is filed.

Attorney: Harry B. Reese, Esquire  
Powers Kirn, LLC  
Eight Neshaminy Interplex, Suite 215  
Trevose, PA 19053

Phone: 215-942-2090

**Debt: \$50,990.73** plus interest and costs

**Follow the link to a picture of this property. [www.co.clarion.pa.us](http://www.co.clarion.pa.us)  
Choose: County Government, Clarion County Sheriff, Real Estate  
Shawn Zerfoss, Sheriff of Clarion County**

