Sheriff Sale Notice/Handbill

By virtue of Writ of Execution **#399-2026 CD** 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 Clarion County Complex Bldg., 160 Amsler Ave., Shippenville, PA 16254, Clarion County, Pennsylvania, on **Friday, the 11th day of December 2026 at 10:00 A.M.** the following described property, to wit:

All those certain pieces or parcels of land situate in Elk Township, County of Clarion, and State of Pennsylvania.

Being known as **295 BLACK RD., SHIPPENVILLE, PA 16254**

Map and/or parcel number: **08-020-115-000-00 & 08-020-116-000-00**

The improvements thereon are: **Residential Dwelling**

Judgment amount: $136,371.54

Seized and taken into execution as the property of: **THOMAS J MANNO A/K/A THOMAS JOSEPH MANNO; DOROTHY A. WHEATON; THE UNITED STATES OF AMERICA, DEPT. OF THE UNITED STATES ATTORNEY FOR THE WESTERN DISTRICT OF PA**

At the suit of: ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC

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. The Sheriff's poundage of two percent (2%) will come out of the winning bid. The Real Estate Transfer tax of two percent (2%) will come out of the winning bid.

Attorney for Plaintiff:
Brock & Scott PLLC
2011 Renaissance Blvd., Suite 100
King of Prussia, PA 19406
215-627-1322

Follow the link to a picture of this property.
www.co.clarion.pa.us
Choose: County Government, Clarion County Sheriff, Real Estate
Shawn Zerfoss, Sheriff of Clarion County

11/5/26, 11/12/26 & 11/19/2026