

Sheriff Sale Notice/Handbill

By virtue of Writ of Execution # 01016-2023 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 **Clarion County Complex Bldg., 160 Amsler Ave, Shippenville, PA 16254, Clarion County, Pennsylvania, on Friday, the 12th day of June 2026 at 10:00 A.M.** the following described property, to wit:

All those certain pieces or parcels of land situate in Salem Twp., County of Clarion, and State of Pennsylvania, as more fully described in Deed Book: 2020, Deed Page: 4450

Being known as 2233 NICKLEVILLE RD., KNOX, PA 16232

Map and/or parcel number: 28-030-058-000-00

The improvements thereon are: Residential Dwelling

Seized and taken into execution as the property of: BARBARA I. ROSSMAN

At the suit of: Top Tier Federal Credit Union

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%) of the bid will come out of the winning bid.

Attorney for Plaintiff:
Kooman, Heeter & Gulnac, PC
Marianne Professional Center
PO Box 700
Clarion, PA 16214
Tel: 814-226-9100
Fax: 814-226-7361

Debt: \$64,930.80 plus interest and costs

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

3/19/26, 3/26/26 & 4/2/2026