

Sheriff Sale Notice/Handbill

By virtue of Writ of Execution #1093-2025 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 Monroe Twp., County of Clarion, and State of Pennsylvania, as more fully described in Deed Book: 745, Deed Page: 2809

Being known as 22352 PA 68, Clarion, PA 16214 & a vacant lot

Map and/or parcel number: 19-030-027-000-00 / 19-030-019-000-00

The improvements thereon are: one-story service station with gas pumps and signage

Seized and taken into execution as the property of:
A&L NORTHERN MANAGEMENT, LLC &
CLARION BP CORP

At the suit of: New Millennium Bank

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:
Lesavoy Butz, & Seitz
Attorneys At Law
1620 Pond Rd., Ste 200
Allentown, PA 18104-2255
Tel: 610-530-700

Debt: \$1,320,085.01 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

4/2/26, 4/9/26 & 4/16/2026