

**Sheriff Sale Notice/Handbill**

By virtue of Writ of Execution #2025-00930 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 Shippenville Borough, County of Clarion, and State of Pennsylvania, as more fully described in Deed Book: 2017, Deed Page: 2371

Being known as 110 N 2ND ST., SHIPPENVILLE, PA 16254

Map and/or parcel number: 29-020-087-000-00

The improvements thereon are: Residential Dwelling

Seized and taken into execution as the property of: MELISSA A. BAILEY

At the suit of: PennyMac Loan Services, 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%) of the bid will come out of the winning bid.

Attorney for Plaintiff:  
POWERS KIRN, LLC  
EIGHT NESHAMINY INTERPLEX, STE 215  
TREVOSE, PA 19053  
TEL: 215-942-2090

Debt: \$60,791.07 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

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