

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 720-2024

Issued out of the Court of Common Pleas of Venango County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Venango County Courthouse in the City of Franklin County of Venango, Commonwealth of Pennsylvania on:

WEDNESDAY, NOVEMBER 19, 2025
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

JUDGEMENT AMOUNT: \$88,843.87

PROPERTY ADDRESS: 202 PARKER AVENUE, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 28,013.-208..-000

Seized and taken into execution to be sold as the property of JASON EXLEY, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF CLARENCE EXLEY A/K/A CLARENCE EXLEY, JR. A/K/A CLARENCE R. EXLEY, JR., DECEASED AND HEIR OF ARLENE M. EXLEY A/K/A ARLENE EXLEY, DECEASED, CLINTON EXLEY A/K/A DOUG EXLEY A/K/A CLINTON DOUG EXLEY, IN HIS CAPACITY AS HEIR OF CLARENCE EXLEY A/K/A CLARENCE EXLEY, JR. A/K/A CLARENCE R. EXLEY, JR., DECEASED AND HEIR OF ARLENE M. EXLEY A/K/A ARLENE EXLEY, DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER CLARENCE EXLEY A/K/A CLARENCE EXLEY, JR. A/K/A CLARENCE R. EXLEY, JR., DECEASED AND HEIR OF ARLENE M. EXLEY A/K/A ARLENE EXLEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARLENE M. EXLEY A/K/A ARLENE EXLEY, DECEASED, POSTING, BRENTON EXLEY A/K/A BRENT EXLEY A/K/A BRENTON K. EXLEY, IN HIS CAPACITY AS HEIR OF CLARENCE EXLEY A/K/A CLARENCE EXLEY, JR. A/K/A CLARENCE R. EXLEY, JR., DECEASED AND HEIR OF ARLENE M. EXLEY A/K/A ARLENE EXLEY, DECEASED in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2002-3.

TERMS: There will be a sale on the above property. Successful bidder must pay by cashier's check by 12:00 Noon, on the day of the sale. In the event bidder cannot pay, the property will be resold at 2:00 p.m. on the same day.

Attorney for the Plaintiff:
BROCK & SCOTT PLLC
KING OF PRUSSIA, PA 844-856-6646

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania