

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 903-2025

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, APRIL 15, 2026
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.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R1, MORTGAGE-BACKED NOTES, SERIES 2020-R1 V SCOTT CRAMER

DOCKET NUMBER: 903-2025

PROPERTY TO BE SOLD IS SITUATED IN THE BOROUGH OF PLEASANTVILLE, COUNTY OF VENANGO AND COMMONWEALTH OF PENNSYLVANIA.

COMMONLY KNOWN AS: 219 STATE STREET, PLEASANTVILLE, PA 16341

PARCEL NUMBER: 19,008.-002..-000

IMPROVEMENTS THEREON OF THE RESIDENTIAL DWELLING OR LOT (IF APPLICABLE):

JUDGMENT AMOUNT: \$56,621.02

ATTORNEYS FOR THE PLAINTIFF:
1325 FRANKLIN AVENUE, SUITE 160
GARDEN CITY, NY 11530
(212) 471-5100

PROPERTY ADDRESS: 219 STATE STREET, PLEASANTVILLE, PA 16341

UPI / TAX PARCEL NUMBER: 19,008.-002..-000

Seized and taken into execution to be sold as the property of SCOTT CRAMER in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R1, MORTGAGE-BACKED NOTES, SERIES 2020-R1.

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:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania