

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 767-2025

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:

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.

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST
VS
CAROL J. WILSON

JUDGEMENT AMOUNT:\$89,131.92

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN SANDYCREEK TOWNSHIP, VENANGO COUNTY,PENNSYLVANIA, AS MORE FULLY DESCRIBED IN VENANGO COUNTY INSTRUMENT NO. 2010-006301

BEING KNOWN AS: 1543 PITTSBURGH ROAD, FRANKLIN,PA 16323

BEING PARCEL NUMBER: 26,013.-017A.-000

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 1543 PITTSBURGH ROAD, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 26,013.-017a.-000

Seized and taken into execution to be sold as the property of CAROL J. WILSON, THE UNITED STATES OF AMERICA in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST.

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:
HILL WALLACK LLP
YARDLEY, PA 215-579-7700

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania