

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 29-2024

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, JULY 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.

Wilmington Trust, National Association, not in its individual capacity, but solely as trustee of MFRA Trust 2016-1 vs. Brenden Riley; Kayla Riley; Industrial Capacity Transport

Docket Number 29-2024

Property to be sold is situated in the Oil Creek Township, County of Venango and Commonwealth of Pennsylvania.

Commonly known as: 17295 Bugtown Road, Pleasantville, PA 16341

Parcel Number: 17-002.-037B.-000

Improvements thereon the residential dwelling or lot (if applicable): Residential Dwelling

Judgement Amount: \$392,458.60

PROPERTY ADDRESS: 17295 BUGTOWN ROAD, PLEASANTVILLE, PA 16341

UPI / TAX PARCEL NUMBER: 17-002.-037B.-000

Seized and taken into execution to be sold as the property of BRENDAN RILEY, INDUSTRIAL CAPACITY TRANSPORT, KAYLA RILEY in suit of WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLEY AS TRUSTEE OF MFRA TRUST 2016-1.

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