SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 796-2025

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, JANUARY 20, 2027
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.

PROPERTY ADDRESS: 245 PACIFIC STREET,FRANKLIN,PA 16323

TAX PARCEL NUMBER: 10,336.-044..-000

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE THIRD WARD OF THE CITY OF FRANKLIN, COUNTY OF VENANGO, COMMONWEALTH OF PENNSYLVANIA.

IMPROVEMENTS: CONSIST OF A RESIDENTIAL DWELLING.

BEING PREMISES: 245 PACIFIC STREET, FRANKLIN, PA 16323

JUDGEMENT AMOUNT: $28,352.39

SOLD AS THE PROPERTY OF KENNETH A. UREY

PROPERTY ADDRESS: 245 PACIFIC STREET, FRANKLIN, PA 16323

UPI / TAX PARCEL NUMBER: 10,336.-044..-000

Seized and taken into execution to be sold as the property of KENNETH A UREY 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

(c) CountySuite Sheriff, Teleosoft, Inc.