

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 850-2025

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, OCTOBER 21, 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.

PROPERTY ADDRESS: 23 DRAKE DRIVE, OIL CITY, PA 16301

All that certain piece, parcel, or lot of land situate in the Ninth Ward of the City of Oil City, County of Venango, and Commonwealth of
Pennsylvania.

IMPROVEMENTS: CONSIST OF A RESIDENTIAL DWELLING

BEING PREMISES: 23 DRAKE DRIVE, OIL CITY, PA 16301

JUDGEMENT AMOUNT: \$43,607.04

SOLD AS THE PROPERTY OF DELORES R. PERRY A/K/A DELORIS R. PERRY, DECEASED

TAX PARCEL #:16,025.-029..-000

PROPERTY ADDRESS: 23 DRAKE DRIVE, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 16,025.-029..-000

Seized and taken into execution to be sold as the property of JOEY PULEO A/K/A JOSEPH PULEO, KNOWN HEIR
OF DELORES R. PERRY A/K/A DELORIS R. PERRY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND
ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES R.
PERRY A/K/A DELORIS R. PERRY, DECEASED, JEAN FOGARTY, KNOWN HEIR OF DELORES R. PERRY A/K/A
DELORIS R. PERRY, DECEASED 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 2021-R3, MORTGAGE-BACKED NOTES, SERIES
2021-R3.

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