

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CIV 708-2022

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, DECEMBER 20, 2023
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.

JUDGMENT AMOUNT: \$39,397.43

PROPERTY ADDRESS: 1120 ALLEGHENY AVENUE, OIL CITY, PA 16301

UPI / TAX PARCEL NUMBER: 08,031-081-000

Seized and taken into execution to be sold as the property of CINDY MISNER AKA CINDY CRAWFORD MISNER, SOLELY IN HER CAPACITY AS HEIR OF GERALDINE H. NELLES, DECEASED, CONNIE SMITH AKA CONNIE CRAWFORD SMITH, SOLELY IN HER CAPACITY AS HEIR OF GERALDINE H. NELLES, DECEASED, THE UNKNOWN HEIRS OF GERALDINE H. NELLES, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET 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:
KML LAW GROUP P.C.
PHILADELPHIA, PA 215-627-1322

ERIC K FOY, Sheriff
VENANGO COUNTY, Pennsylvania