SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV 2025-0542

Issued out of the Court of Common Pleas of Perry County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Perry County Courthouse, 2 E. Main Street in the Borough of New Bloomfield County of Perry, Commonwealth of Pennsylvania on:

WEDNESDAY, JANUARY 27, 2027
AT 1:00 O'CLOCK P.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.

WELLS FARGO BANK, N.A. vs. KATIE A MAREN

ALL THAT CERTAIN property situate in the Borough of Marysville, Perry County, Pennsylvania, bonded and described as follows:

BEGINNING at a point on the South side of Valley Street, 58 feet distant from the Western line of Lincoln Street; thence South 2 degrees East 98 feet to a point on the Northern line of Beers Alley; thence by the Northern line of Beers Alley, South 88 degrees West 38 feet to other lands formerly of Jennie Beers which were devised by her to Kenneth K. Beers; thence by lands of Kenneth K. Beers North 2 degrees West 98 feet to a point on the South side of Valley Street; thence North 88 degrees East 38 feet to the place of BEGINNING.

HAVING thereon erected a double two-story dwelling house known and designated as 308-310 Valley Street, Maysville, Pennsylvania.

EXCEPTING from the above described property that property known as 308 Valley Street, Marysville, as more specifically set forth in Deed Book 231, Page 615.

LEAVING THE PROPERTY KNOWN AS 310 Valley Street, Marysville, Pennsylvania, being known as Tax Parcel #150,152.02-064.000.

BEING the same premises which Scott A. Kocher and Mary Ellen Kocher, his wife, by their d deed dated December 30, 2010, and recorded on January 3, 2011, in the Office of the Recorder of Deeds in and for Perry County, Pennsylvania, Instrument No. 201100028, granted and conveyed unto Cynthia K. Armour-Helm. The said Kevin R. Helm herby joins in on this conveyance to relinquish any and all right, title or interest he may have by virtue of marriage to Cynthia K. Armour-Helm.

TITLE TO SAID PREMISES IS VESTED IN KATIE A. MAREN, A SINGLE WOMAN BY DEED FROM CYNTHIA K. ARMOUR-HELM AND KEVIN R. HELM, HER HUSBAND, DATED APRIL 21, 2011 RECORDED MAY 6, 2011 AT INSTRUMENT NO. 201103929

PROPERTY ADDRESS: 310 VALLEY STREET, MARYSVILLE, PA 17053

UPI / TAX PARCEL NUMBER: 150,152.02-064.000

Seized and taken into execution to be sold as the property of KATIE A MAREN in suit of WELLS FARGO BANK, N.A..

TERMS OF SALE: 10% of purchase price or total costs plus poundage whichever is greater to be paid when the property is stricken down, and the balance on the 10th day after sale. If the balance is not paid by the due date, you will lose your down payment. Notice to all parties in interest and claimants: You are hereby notified that I, David A. Hammar, Acting Sheriff of Perry County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 2 E. Main Street New Bloomfield, PA 17068. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
RAS LAVRAR LAW OFFICES
Plantation, FL 800-531-5490

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.