

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2024-1009

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, OCTOBER 28, 2026
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.

MIDFIRST BANK vs. TINA MARIE VANORDEN FKA TINA KERSTETTER

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE IN THE BOROUGH OF NEW BLOOMFIELD, PERRY COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE NORTH BY MCCLURE STREET; ON THE EAST BY LAND NOW OR FORMERLY OF HARRY UMHOLTZ; ON THE SOUTH BY HUBLERS ALLEY AND ON THE WEST BY LAND NOW OR FORMERLY OF FRANK DELL, SAID LOT BEING SIXTY-TWO AND ONE-HALF (62 1/2) FEET IN FRONT AND ONE HUNDRED SIXTY (160) FEET IN DEPTH.

BEING THE SAME PREMISES WHICH ELIZABETH M. SWENSON, SINGLE WOMAN BY DEED DATED 3/31/2015 AND RECORDED 4/3/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201501999, GRANTED AND CONVEYED UNTO TINA KERSTETTER, SINGLE WOMAN.

PROPERTY ADDRESS: 139 W MCCLURE STREET, NEW BLOOMFIELD, PA 17068

UPI / TAX PARCEL NUMBER: 020,086.04-102.000

Seized and taken into execution to be sold as the property of TINA MARIE VANORDEN, FKA TINA KERSTETTER in suit of MIDFIRST BANK.

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:
KML LAW GROUP, P.C.
Philadelphia, PA 215-627-1322

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania