SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2024-0064

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.

US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TREEHOUSE SERIES V TRUST vs. DEBRA L MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ELEANOR L MORRISON, DECEASED: SHAWN M MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELEANOR L MORRISON, DECEASED

All that certain piece, parcel or lot of ground situate in the Village of Shermansdale, Perry County, Pa., bounded and described as follows:

On the North and East by land now or formerly of George T. Adams Estate; on the South by the State Highway leading from New Bloomfield to Carlisle; and on the West by lot now or formerly of Marlin Hill, having thereon erected a two story frame dwelling house and outbuildings.

Further granting and conveying to the grantees herein, their heirs and assigns, the use of an Allley running from the State Highway to the extreme north corner of said lot. See deed recorded in Perry County Deed Book 89 at page 445.

Being the same premises conveyed to Charles R. Souder and Margaret J. Souder, his wife, by deed of Elisabeth S. Cibson, widow, dated January 27, 1944 and recorded in Perry County Deed Book 128 at page 571. The said Charles E. Souder died January 3, 1959 and title to the within real estate vested there by in his widow, Margaret J. Souder, grantor herein.

BEING the same premises which Margaret J. Souder, widow, by Deed dated September 21, 1962 and recorded in the Official Records of Perry County on September 24, 1962 in Deed Book Volume 172, Page 380, et seq., granted and conveyed unto David W. Morrison Sr., and Eleanor L. Morrison, his wife.

And Eleanor L. Morrison departed this life on February 16, 2023, she was the widow of David W. Morrison Sr. as he had predeceased her.

PROPERTY ADDRESS: 5435 Spring Road, Shermans Dale, PA 17090

UPI / TAX PARCEL NUMBER: 040,146.10-045.000

Seized and taken into execution to be sold as the property of DEBRA L MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ELEANOR L MORRISON, DECEASED: SHAWN M MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELEANOR L MORRISON, DECEASED, SHAWN M. MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELEANOR L MORRISON, DECEASED, DEBRA L MCKEEVER, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF ELEANOR L MORRISON, DECEASED in suit of US BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

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:
FRIEDMAN VARTOLO, LLP
GARDEN CITY, NY 212-471-5100

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.