SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2024-0927

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.

M&T BANK vs. DAVID A BUCHER

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE IN CARROLL TOWNSHIP, PERRY COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1.

BEGINNING AT A POINT ON OR NEAR THE SOUTHERN LINE OF TOWNSHIP ROAD T- 319, WHERE THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED JOINS THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF ROBERT KROVIC (SAID POINT BEING NORTH 37 DEGREES, 35 MINUTES, 27 SECONDS WEST, A DISTANCE OF 873.41 FEET 3 FROM AN IRON PIN MARKING THAT COMMON CORNER OF THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF DEBORAH A. MCCRADY, SAID MCCRADY LANDS BEING LOT 2 OF PLAN BOOK 41, AT PAGE 98, WITH THE CORNER OF LANDS NOW OR FORMERLY OF ARTHUR W; DAVIS AND THE CORNER OF LANDS NOW OR FORMERLY OF MICHAEL ROUDEBUSH; THENCE FROM THE POINT MARKING THE PLACE OF BEGINNING AND ALONG LANDS NOW OR FORMERLY OF ROBERT KROVIC, NORTH 37 DEGREES, 02 MINUTES, 38 SECONDS WEST, A DISTANCE OF 515.26 FEET TO A POINT; THENCE ALONG LANDS NOW OR FORMERLY OF MARK WAGNER (LOT 10 OF PLAN BOOK 12, AT PAGE 104), NORTH 39 DEGREES, 30 MINUTES, 34 SECONDS WEST. A DISTANCE OF 150.61 FEET TO AN IRON PIN; THENCE ALONG LANDS NOW OR FORMERLY OF GEORGE R. SHIPPER, IN SOUTH 78 DEGREES 49 MINUTES, 37 SECONDS EAST, A DISTANCE OF 433.91 FEET TO AN IRON PIN; THENCE ALONG SAME SOUTH 29 DEGREES, 03 MINUTES, 55 SECONDS EAST, A DISTANCE OF 285.01 FEET TO A POINT ON OR NEAR THE CENTER LINE OF T-319 (SAID POINT BEING 21.52 FEET FROM AN IRON PIN OFFSET); THENCE ALONG THE CENTER LINE OF T-319 SOUTH 48 DEGREES, 00 MINUTES, 10 SECONDS WEST, A DISTANCE OF 21.52 FEET TO A POINT; THENCE ALONG SAME, SOUTH 35 DEGREES, 19 MINUTES, 15 SECONDS WEST, A DISTANCE OF 174.21 FEET TO A POINT; THENCE ALONG SAME SOUTH 47 DEGREES, 31 MINUTES, 23 SECONDS WEST, A DISTANCE OF 55.87 FEET TO A POINT, THE POINT AND PLACE OF BEGINNING. THE PARCEL IS DESIGNATED AT LOT #7 IN THAT SUBDIVISION PLAN PREPARED BY STEPHEN R REISINGER, DATED OCTOBER 27, 1995, AND REVISED DECEMBER 1, 1995, AND REVISED JUNE 24, 1996, AND RECORDED IN PERRY COUNTY PLAN BOOK 44, AT PAGES 62 AND 63.

TRACT 2:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF THE DEDICATED RIGHT- OF-WAY FOR TOWNSHIP ROAD T-319 ON LINE OF LANDS NOW OR FORMERLY OF JOHN R. BENTZEL; THENCE BY THE NORTHERN SIDE OF TOWNSHIP ROAD T319, SOUTH 64 DEGREES 41 MINUTES 54 SECONDS WEST, 44.33 FEET TO AN IRON PIN ON THE WESTERN SIDE OF THE DEDICATED RIGHT-OF-WAY FOR SAID READ; THENCE CONTINUING BY THE NORTHERN SIDE OF THE DEDICATED RIGHTOF-WAY FOR SAID ROAD, SOUTH 86 DEGREES 16 MINUTES 12 SECONDS WEST, 82.60 FEET TO AN IRON PIN AT THE SOUTHEASTERN CORNER OF LOT NO. 13 IN THE HEREINAFTER DESCRIBED PLAN OF LOTS, THENCE BY THE EASTERN SIDE OF LOT NO. 13, NORTH 39 DEGREES 42 MINUTES 13 SECONDS WEST, 441.03 FEET TO AN IRON PIN ON LINE OF LANDS OF LOT NO. 10 OF SAID PLAN; THENCE BY THE SOUTHERN SIDE OF LOT NO. 10, NORTH 53 DEGREES 52 MINUTES 05 SECONDS EAST, 110 FEET TO, AN IRON PIN ON LINE OF LANDS NOW OR FORMERLY OF JOHN R. BENTZEL; THENCE BY LANDS NOW OR FORMERLY OF BENTZEL, SOUTH 39 DEGREES 42 MINUTES 13 SECONDS EAST, 493.73 FEET TO AN IRON PIN AT THE DEDICATED RIGHT-OF-WAY FOR TOWNSHIP ROAD T-319 THE PLACE OF BEGINNING.
AND BEING LOT NO. 14 ON THE PLAN FOR MOUNTAINVIEW MANOR, SECTION "A" AS SURVEYED BY LOUIS J. HARFORD, REGISTERED SURVEYOR, ON AUGUST 29, 1977 AND RECORDED IN PERRY COUNTY PLAN. BOOK 12 AT PAGE 104.

Title is vested in David A. Bucher, (adult individual), by deed from Clint R. Colestock and Mary K. Colestock (husband and wife) dated 7/31/2017 and recorded on 8/1/2017 in the Perry County Clerk's/Register's Office as Instrument No.: 201705144.

PROPERTY ADDRESS: 485 BENTZEL ROAD, SHERMANS DALE, PA 17090

UPI / TAX PARCEL NUMBER: 040,164.03-007.000

(c) CountySuite Sheriff, Teleosoft, Inc.

Seized and taken into execution to be sold as the property of DAVID A BUCHER in suit of M&T 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:
MCCALLA RAYMER LEIBERT PIERCE, LLP
ISELIN, NJ 445-207-4041

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.