

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2025-0783

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.

THE BANK OF LANDISBURG vs. MICHELLE R. DONALDSON

ALL of tract of land located Millerstown Borough, Perry County, Pennsylvania, bounded and described as follows;

BOUNDED on the North by land now or formerly of Jay Reed; Bounded on the East by Chestnut Alley; Bounded on the South by land now or formerly of Frank Simonton; and Bounded on the West by High Street, having thereon erected a two and one-half story frame dwelling house and shed.

BEING the same premises which Larry D. Bubb and Brenda E. Bubb, his wife, granted and conveyed unto Richard D. Donaldson and Michelle R. Donaldson, his wife, by deed dated June 25, 1981 and recorded in Perry County Deed Book 456366, Page 251.

BEING also the same premises which Richard D. Donaldson and Michelle R. Donaldson, his wife, conveyed to Michelle R. Donaldson, dated December 12, 2011 and recorded on December 14, 2011 in the Office of the Perry County Recorder of Deeds to Instrument No. 201110065.

SUBJECT to the same rights, privileges, agreements, rights of way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds of conveyances, or visible on the ground.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditament and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof.

PROPERTY ADDRESS: 32 N. High Street, Millerstown, PA 17062

UPI / TAX PARCEL NUMBER: 170,020.02-072.000

Seized and taken into execution to be sold as the property of MICHELLE R. DONALDSON in suit of THE BANK OF LANDISBURG.

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:
STEVENS & LEE
KING OF PRUSSIA, PA 610-205-6054

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania