

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2016-0491

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.

M&T BANK vs. ANNA M YOCUM

ALL that certain piece, parcel or tract of land situate in Penn Township, Perry County, Pennsylvania, and being Lot No. 1 on a Final Plan of Lots prepared for Glenn O. Ebersole, singleman, by Dallas G. Clouser, Registered Surveyor, on September 12, 1985 and recorded in the Recorder of Deeds Office of Perry County, Pennsylvania, in Subdivision Plan Book 26, page 25 and all of the same being more particularly bounded and described as follows, to wit;

BEGINNING at a point in the center line of Township Route 347. said point being the northwest corner of Lot No. 1 on the aforementioned plan of lots; thence along said center line, North 58 degrees 44 minutes 31 seconds East, a distance of 475.57 feet to a point in the center line of said Township Road; thence along the same center line, North 53 degrees 32 minutes 46 seconds East, a distance of 94.35 feet to a point in the center line of Township Road; thence along lands now or formerly of Floyd L. Taylor, South 15 degrees 31 minutes 50 seconds East, a distance of 457.95 feet to a white oak; thence continuing along lands now or formerly of Floyd L. Taylor, South 74 degrees 38 minutes 23 seconds West, a distance of 71.66 feet to an iron pin; thence continuing along lands now or formerly of Floyd L. Taylor, South 16 degrees 32 minutes 04 seconds East, a distance of 489.73 feet to an iron pin on lands now or formerly of Charles H. Stoner; thence running North 83 degrees 18 minutes 53 seconds West, a distance of 448.90 feet to an iron pin, said point being the Southeast corner of Lot No. 2 on the aforementioned plan of lots; thence running along said Lot No. 2, North 21 degrees 46 minutes 06 seconds West, a distance of 618.73 feet to a point in the center line of the aforesaid Township Road, the place of BEGINNING, CONTAINING 8.504 acres with a dwelling and various outbuildings and improvements erected thereon.

BEING THE SAME PREMISES WHICH ELIZABETH A. HARE, WIDOW AND SINGLEWOMAN BY DEED DATED 3/22/1993 AND RECORDED 3/23/1993 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 723 AT PAGE 287, GRANTED AND CONVEYED UNTO RICHARD S. YOCUM, NOW DECEASED, SINGLEMAN, GEORGE C. YOCUM, NOW DECEASED, SINGLEMAN AND ANNA M. YOCUM, SINGLEWOMAN.

PROPERTY ADDRESS: 437 LINTON HILL ROAD, DUNCANNON, PA 17020

UPI / TAX PARCEL NUMBER: 210,117.00-159.000

Seized and taken into execution to be sold as the property of ANNA M YOCUM 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:
KML LAW GROUP, P.C.
Philadelphia, PA 215-627-1322

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania