

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2026-0385

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.

FREEDOM MORTGAGE CORPORATION vs. JUDITH A. SPECK

ALL that certain piece, parcel or tract of land situate in the Borough of Marysville, Perry County, Pennsylvania, bounded and described as follows, to wit:

Bounded on the north by land now or formerly of Lois E. Arney; on the east by Linden Avenue; on the west by Sand Alley; and on the south by Sylvan Terrace, being 150 feet in width and 150 feet in depth, and having thereon erected a frame one-story dwelling house, garage and outbuildings.

Title is vested in Judith A. Speck, adult individual, by deed from Virginia A. Hazzard, a widow, by her Agent, Robin A. Ntonados, dated 07/01/2022 and recorded on 07/14/2022 in the Perry County Clerk's/Register's Office as Instrument No.: 202205199.

PROPERTY ADDRESS: 305 Sylvan Street, Marysville, PA 17053

UPI / TAX PARCEL NUMBER: 150,152.02-194.000

Seized and taken into execution to be sold as the property of JUDITH A. SPECK in suit of FREEDOM MORTGAGE CORPORATION.

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