

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-ML-2025-0725 CV-WF-2025-0006

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.

PENN TOWNSHIP MUNICIPAL AUTHORITY vs. MARIANN MANLEY, EXECUTRIX OF THE ESTATE OF IRENE H. STONE

ALL that certain tract of land situate in Penn Township, Perry County, Pennsylvania, bounded and described as follows:

BEGINNING at a Hub at the Southeastern corner of Lot #24 in the hereinafter mentioned Plan of Lots at lands now or formerly of Protestant Cemetery Association; thence along lands now or formerly of Protestant Cemetery Association, South 43 deg. 41 min. East, a distance of 219.95 feet to an iron pin; thence across Eisenhower Blvd., South 50 deg. 15 min. West, a distance of 15.33 feet to a point in the center of Eisenhower Blvd.; thence along the center line of Eisenhower Blvd. In an arc to the left, a radius of 75 feet, chord North 82 deg. 43 min. West, a distance of 83.73 feet to a brad; thence along same South 63 deg. 21 min. West, a distance of 45.98 feet to a brad; thence along same in an arc to the right, a radius of 100 feet, chord North 89 deg. 47 min. West, a distance of 90.38 feet to a point; thence across said Eisenhower Blvd. And along the Southern edge of Lot #24 North 22 deg. 39 min. East, a distance of 193.38 feet to the place of BEGINNING, containing .455 acre, and being Lot #25 on the Plan of Lots of Sunshine. Hills Development, Inc., as recorded in Perry County Plan Book 1, page 82, and having thereon erected a dwelling house.

BEING the same premises which Irene H. Stone, widow, and Brenda J. Brickner, single woman, by their deed dated September 11, 2003, and recorded in the Recorder of Deeds Office as Instrument Number 200311870, granted and conveyed unto Brenda J. Brickner, Grantor herein.

PROPERTY ADDRESS: 56 EISENHOWER BOULEVARD, DUNCANNON, PA 17020

UPI / TAX PARCEL NUMBER: 210,104.02-082.000

Seized and taken into execution to be sold as the property of MARIANN MANLEY, EXECUTRIX OF THE ESTATE OF IRENE H. STONE in suit of PENN TOWNSHIP MUNICIPAL AUTHORITY.

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:
JOHNSON, DUFFIE, STEWART & WEIDNER
Lemoyne, PA 717-761-4540

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania