SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2021-0809

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.

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 vs. JOHN M BARTOLONE

The following described real estate situated in the county of Perry, Liverpool Township, State of Pennsylvania, to-wit:

BEGINNING at an iron pin in the center of Legislative Route 50022 at corner of lands now or formerly of Daryl Smith; Thence along lands now or formerly of Daryl Smith and lands now or formerly of Gerald K. Holman. North 1 degree, 36 minutes, 30 seconds East, a distance of 369.73 feet to a stone; Thence along lands now or formerly of Gerald K. Holman South 89 degrees, 53 minutes, 30 seconds East, a distance of 117.08 feet to an iron pin; Thence along lands now or formerly of Albert Barner South 1 degree, 36 minutes, 30 seconds West a distance of 373.58 feet to an iron pin in the center of said Legislative Route; Thence along the center line of said Legislative Route North 88 degrees West, a distance of 117.04 feet to the place of BEGINNING.
Containing one (1) acre and having thereon a dwelling house.

TITLE TO SAID PREMISES IS VESTED IN John M. Bartolone and Joyce A. Bartolone, His Wife, by Deed from The United States of America, acting through the administrator of the Farmers Home Administrator, United States Department of Agriculture, dated June 30, 1986, recorded August 29, 1986 in the Perry County Clerk's Register's Office in Deed Book 416, page 274.

Joyce A. Bartolone departed this life May 23, 2016

PROPERTY ADDRESS: 204 VALLEY VIEW ROAD, F/K/A RD2 BOX 255, MILLERSTOWN, PA 17062

UPI / TAX PARCEL NUMBER: 130,003.00-008.000

Seized and taken into execution to be sold as the property of JOHN M BARTOLONE in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1.

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:
ROMANO GARUBO & ARGENTIERI COUNSELORS AT LAW LLC
WOODBURY, NJ 856-384-1515

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.