SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2026-0485

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.

CITIZENS BANK, N.A., F/K/A/ RBS CITIZENS, N.A. vs. JOY L ROTZ, ADMINISTRATRIX OF THE ESTATE OF ANTHONY W. ROTZ

ALL THAT CERTAIN piece, or tract of land situate in the Township of Centre, County of Perry, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit-

Beginning at an iron pin, said iron pin being at the northeast corner of the within conveyed property at the corner of other lands now or formerly of prior grantees and lands now or formerly of Leroy E. Fleisher and said point or place of beginning being North 79 degrees 19 minutes 01 second East, a distance of 131.18 feet from an iron pin at the corner of lands now or formerly of Hazel M. Fenicle; thence from said point or place of beginning along other lands now or formerly of prior grantees, south 02 degrees 02 minutes 20 seconds East, a distance of 867.06 feet to an iron pin at the corner of other lands now or formerly of prior grantees and lands now or formerly of Ronald K. Kitner; thence along lands now or formerly of Ronald K. Kitner and lands now or formerly of John L. Kitner, South 69 degrees 07 minutes 40 seconds West, a distance of 692.86 feet to An iron pin at the corner of lands now or formerly of John L. Kitner and lands now or formerly of J. Bruce Miller; thence along lands now or formerly of J. Bruce Miller, orth 04 degrees 13 minutes 11 seconds West, a distance of 429.67 feet to stones; thence continuing along the same, North 60 degrees 41 minutes 31 seconds East, a distance of 177.71 feet to an iron pin at the corner of lands now or formerly of J. Bruce Miller and lands now or formerly of Hazel M. Fenicle; thence along lands now or formerly of Hazel M. Fenicle, South 04 degrees 13 minutes 11 seconds East, a distance of 122.98 feet to an iron pin; thence continuing along the same, North 69 degrees 07 minutes 40 seconds East, a distance of 415.15 feet to an iron pin; thence continuing along the same, North 02 Degrees 02 minutes 20 seconds West, a distance of 462.67 feet to an iron pin; thence continuing along the same, North 10 degrees 40 minutes 59 seconds West, a distance of 87.44 feet to an iron pin at the corner of lands now or formerly of Hazel M. Fenicle and lands now or formerly of the County of Perry; thence along lands now or formerly of the County of Perry, north 79 degrees 19 minutes 01 second East, a distance of 131.18 feet to an iron pin, said iron pin being the point or PLACE OF BEGINNING.

CONTAINING 7.000 acres according to a survey of Stephen P. Reisinger, P L S, dated January 22, 1991 and being LOT# 2 of the Plan of Lots recorded in Perry County Plan Book 36, Page 130

UNDER AND SUBJECT to the Plan notes more fully appearing of record in Perry County Plan 36, Page 130

BEING the same premises which ADAM L. DUBBS, A MARRIED MAN DEALING IN HIS SOLE SEPARATE PROPERTY by deed dated August 11, 2023 and recorded August 18, 2023 in Instrument Number 202305333, granted and conveyed unto Anthony Rotz a/k/a Anthony W. Rotz.The said Anthony Rotz a/k/a Anthony W. Rotz died on November 21, 2025. Letters of Administration were granted to Joy L. Rotz, Administratrix of the Estate of Anthony Rotz a/k/a Anthony W. Rotz on November 21, 2025.

PROPERTY ADDRESS: 34 FENICLE HILL LANE, NEW BLOOMFIELD, PA 17068

UPI / TAX PARCEL NUMBER: 050,086.00-038.002

Seized and taken into execution to be sold as the property of JOY L ROTZ, ADMINISTRATRIX OF THE ESTATE OF ANTHONY W. ROTZ in suit of CITIZENS BANK, N.A., F/K/A/ RBS CITIZENS, N.A..

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:
MCCABE, WEISBERG & CONWAY, LLC
PHILADELPHIA, PA 215-790-1010

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.