SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2026-0280

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.

GUILD MORTGAGE COMPANY LLC vs. REBECCA M. KELLER; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

ALL those certain pieces, parcels, or tracts of land, with buildings and improvements thereon erected, situate in Liverpool Borough, Perry County, Pennsylvania, more particularly bounded and described as follows, to wit:

TRACT #1: BEGINNING at an alley at the North corner: thence running South 28 degrees East 183 feet 9 inches along lot now or formerly of John Zeiglers, to state or public road; thence running along said public road South 63 degrees West 28 feet to a point; thence running along the other part of this said lot North 33 degrees West 58 feet 8 inches to a point; thence North 58 degrees East 4 feet to a point; thence North 33 degrees West 23 feet 3 inches to a point; thence North 58 degrees East 7 feet to a point; thence North 28 degrees West 92 feet 4 inches to a point; thence South 55 degrees West 6 feet 8 inches to a point; thence North 32 degrees West 17 feet 6 inches to a point at an alley; thence running along said alley North 55 degrees East 34 feet 4 inches to a point, the place of BEGINNING, containing 5,504 square feet, be the same more or less, and being part of lot numbered 4 as made and laid out by Mary L. Vandling.

TRACT #2: BOUNDED on the North by lot now or formerly of Elmer Bucher (tract #1 hereinabove described); Bound on the East by the State Highway or Front Street; Bounded on the South by the Lutheran Parsonage; and Bounded on the West by an alley, containing 3,635 square feet.

This mortgage being intended to be a purchase money mortgage under the provisions of the Lien Priority Law and Act of June 28, 1951 (PL 927), as amended.

Being the same premises which Grace E. Wolf, by her attorney in fact or agent, David W. Wolf, by Deed dated 10/04/2022 and recorded 10/05/2022, in the Office of the Recorder of Deeds in and for the County of Perry, in Deed Instrument No. 202207440, granted and conveyed unto Rebecca M. Keller, in fee.

PROPERTY ADDRESS: 708 N Front Street F/K/A 706-708 N FRONT STREET, LIVERPOOL, PA 17045

UPI / TAX PARCEL NUMBER: 120,017.01-034.000

Seized and taken into execution to be sold as the property of REBECCA KELLER, SECRETARY OF HOUSING AND URBAN DEVELOPMENT in suit of GUILD MORTGAGE COMPANY LLC.

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:
BROCK & SCOTT, PLLC
Mount Laurel, NJ 844-856-6646

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.