SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2026-0589

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.

THE BANK OF LANDISBURG vs. JENNIFER M LINDSEY, KENNETH E SEIDEL, AND TAMMY J SEIDEL

ALL THOSE TWO (2) CERTAIN tracts of land situate in Watts Township, Perry County, Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1
BEGINNING at a stone, said stone being at the northwest corner of the within conveyed property and said stone being North 20 degrees 46 minutes 43 seconds West, a distance of 47,73 feet from an iron pin, said iron pin being at the northeast corner of Tract No. 2 of the property described below; thence from said point or place of beginning along lands now or formerly of Samuel I. Ressler, North 68 degrees 32 minutes 15 seconds East, a distance of 149.22 feet to an iron pin; thence continuing along the same, South 20 degrees 03 minutes 40 seconds East, a distance of 296.79 feet to an iron pin; thence continuing along the same and across a private right-of-way, South 69 degrees 21 minutes 46 seconds West, a distance of 147.93 feet to a metal bar in stones along Tract No. 2 described below; thence along Tract No. 2 described below, North 20 degrees 12 minutes 42 seconds West, a distance of 246.91 feet to an iron pin at the Northeast corner of Tract No. 2 described below; thence along lands now or formerly of David and Rachael Miller, North 20 degrees 46 minutes 43 seconds West, a distance of 47.73 feet to stone, said stone being at the point or place of BEGINNING.

CONTAINING 1.007 acres according to survey of Burget and Associates, Inc., dated May 31, 2011, a copy of which is attached hereto.

Having contained thereon a dwelling house.

TOGETHER with right-of-way more particularly described in Perry County Deed Book 88 at Page 132.

TRACT NO. 2
BEGINNING at an iron pin, said iron pin being at the northeast corner of the within described property and said iron pin being South 20 degrees 46 minutes 43 seconds East, a distance of 47.73 feet from a stone, said stone being at the Northwest corner of Tract No. 1 above described; thence from said point or place of beginning along Tract No. 1 above described, South 20 degrees 12 minutes 42 seconds East, a distance of 246.91 feet to a metal bar in stone; thence along lands now or formerly of Samuel I. Ressler and through an iron pin offset, South 19 degrees 50 minutes 09 seconds East, a distance of 252.03 feet to a mag nail in Notch Road; thence along and through Notch Road, South 79 degrees 33 minutes 46 seconds West, a distance of 292.88 feet to a railroad spike at the corner of lands now or formerly of James E. Louden; thence along lands now or formerly of James E. Louden and through an iron pin/cap, North 24 degrees 43 minutes 48 seconds West, a distance of 406.86 feet to a stone at the corner of lands now or formerly of James E. Louden and lands now or formerly of Clyde A. Louden; thence along lands now or formerly of Clyde A. Louden, North 43 degrees 24 minutes 21 seconds East, a distance of 60.61 feet to an iron pipe at the corner of lands now or formerly of Clyde A. Louden and lands now or formerly of David and Rachael Miller; thence along lands now or formerly of David and Rachael Miller, North 66 degrees 13 minutes 37 seconds East, a distance of 268.56 feet to an iron pin, said iron pin being the point or place of BEGINNING.
CONTAINING 3.248 acres according to a survey of Burget and Associates, Inc., dated May 31, 2011, a copy of which is attached hereto.

IT BEING that same premises which Jason T. Poffenberger and Laura A. Poffenberger, husband and wife, as tenants by the entireties of an undivided one-half (1/2) interest, and Ethan M. Baldwin and Jennifer B. Baldwin, husband and wife, as tenants by the entireties of an undivided one-half (1/2) interest, by their deed dated September 14, 2017, and recorded on September 25, 2017, in the Recorder of Deeds Office of Perry County at Instrument No. 201706515, granted and conveyed to Jennifer Lindsey, married, Grantor herein.

PROPERTY ADDRESS: 32 NOTCH RD, DUNCANNON, PA 17020

UPI / TAX PARCEL NUMBER: 280,050.00-048.000

Seized and taken into execution to be sold as the property of JENNIFER M LINDSEY, KENNETH E SEIDEL, AND TAMMY J SEIDEL in suit of THE BANK OF LANDISBURG.

(c) CountySuite Sheriff, Teleosoft, Inc.

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:
METTE, EVANS & WOODSIDE
Harrisburg, PA 717-232-5000

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.