SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2026-0319

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.

AMERICAN FINANCING CORPORATION vs. ROBERT A MURTHA, SR., ADMINISTRATOR OF THE ESTATE OF DANIEL J. MURTHA, JR. DECEASED

All that certain piece, parcel or tract of land situate in the Millerstown Borough, Perry County, Pennsylvania, bounded and described as follows:

Beginning at the southwest corner of lot now or formerly of Howard Scholl, on the East side of High Street; thence East along said lot 200 feet to a stake at lands now or formerly of Mrs. Madge Shuman; thence South along lands now or formerly of Madge Shuman 60 feet to a stake; thence West along lands now or formerly of the E. E. Rippman Estate 200 feet to High Street; thence along High Street 60 feet to the place of Beginning.

Containing 12,000 square feet, more or less, and having thereon erected a dwelling known as 16 South High Street.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

Being all and the same lands and premises conveyed to Daniel J. Murtha, Jr. by Matthew Howell and Tracy Arbogast, n/k/a Tracy L. Howell in a Deed dated 08/11/2006 and recorded 08/15/2006 in Instrument No. 200607477 in the Land Records of Perry County, Pennsylvania.

Being the same premises which Matthew Howell and Tracy Arbogast, N/K/A Tracy L. Howell, husband and wife, by Deed dated 08/11/2006 and recorded 08/15/2006, in the Office of the Recorder of Deeds in and for the County of Perry, in Deed Instrument No. 200607477, granted and conveyed unto Daniel J. Murtha, Jr., in fee.

AND the said Daniel J. Murtha, Jr., has departed this life on or about 10/23/2025, thereby vesting title of the mortgaged premises unto Robert A. Murtha, Sr., Administrator of the Estate of Daniel J. Murtha, Jr., Deceased.

PROPERTY ADDRESS: 16 S HIGH ST, MILLERSTOWN, PA 17062

UPI / TAX PARCEL NUMBER: 170,020.02-145.000

Seized and taken into execution to be sold as the property of ROBERT A MURTHA, SR., ADMINISTRATOR OF THE ESTATE OF DANIEL J. MURTHA, JR. DECEASED in suit of AMERICAN FINANCING CORPORATION.

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.