SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV-2025-0672

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.

MIDFIRST BANK vs. ALENA M. STEINER AND JONATHAN R. STEINER

ALL THAT CERTAIN real estate lying and being in Toboyne Township, Perry County, Pennsylvania, more particularly bounded and described as follows:
BEGINNING at a point in the center of State Forest Road at the Northeastern corner of Lot No. 4 on the hereinafter mentioned plan of lots; thence along the center line of State Forest Road, North 39 degrees 50 minutes 33 seconds East, 75.00 feet to a point; thence along same, North 32 degrees 33 minutes 56 seconds East, 27.64 feet to a point; thence along same, North 22 degrees 16 minutes 48 seconds East, 28.90 feet to a point; thence along Lot No. 2, North 55 degrees 50 minutes 00 seconds East, 233.34 feet to an iron pin; thence along Lot No. 1, South 29 degrees 45 minutes 00 seconds East, 1,291.82 feet to an iron pin; thence along the Northern edge of Lot No. 6, South 53 degrees 00 minutes 00 seconds West, 353.02 feet to an iron pin; thence along the Eastern edge of Lot No. 4, North 29 degrees 45 minutes 00 seconds West, 1,261.62 feet to the place of BEGINNING.

BEING Lot No. 5 on the Plan of Lots recorded in Perry County Plan Book 19 Page 83.

BEING THE SAME PREMISES WHICH DALE L. SIMPKINS AND SUE SIMPKINS, HUSBAND AND WIFE BY DEED DATED 7/27/2018 AND RECORDED 7/30/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201804823, GRANTED AND CONVEYED UNTO JONATHAN R. STEINER AND ALENA M. STEINER, HUSBAND AND WIFE

PROPERTY ADDRESS: 1385 GERMANTOWN RD, BLAIN, PA 17006

UPI / TAX PARCEL NUMBER: 251,155.00-016.000

Seized and taken into execution to be sold as the property of ALENA M. STEINER AND JONATHAN R. STEINER in suit of MIDFIRST BANK.

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:
Michael T. McKeever
Philadelphia, PA 215-825-6387

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.