SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV 2024-1097

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. BRYAN L KIMMEL & JACKIE KIMMEL

ALL THAT CERTAIN piece, parcel or tract of land situate in Centre Township. Perry County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the north side of Township Road T-421 (Pleasant Valley Road), a distance of 16.5 feet from the centerline thereof, at corner of lands now or formerly of William B. Reisinger; thence along lands now or formerly of William B. Reisinger, North 14 degrees 00 minutes 00 seconds West, a distance of 175.00 feet to a point; thence continuing along lands now or formerly of William B. Reisinger, North 14 degrees 11 minutes 56 seconds West, a distance of 399.69 feet to an iron pin; thence along lands designated as Lot #2 in the hereinafter referenced subdivision plan, North 86 degrees 40 minutes 04 seconds East, a distance of 153.54 feet to an iron pin; thence along same, South 14 degrees 00 minutes 00 seconds East, a distance of 79.16 feet to an iron pin; thence along same North 73 degrees 21 minutes 47 seconds East, a distance of 149.65 feet to an iron pin; thence along same, South 14 degrees 00 minutes 00 seconds East, a distance of 274.41 feet to an iron pin; thence along lands now or formerly of Lorene Culbertson, South 71 degrees 18 minutes 00 seconds West, a distance of 150.00 feet to an iron pin; thence along same, South 14 degrees 00 minutes 00 seconds East, a distance of 175.00 feet to an iron pin; thence by the north side of Township Road T-421, South 71 degrees 18 minutes 00 seconds West, a distance of 150.00 feet to an iron pin, the point and place of BEGINNING.

DESIGNATED as Lot #1 in that subdivision plan prepared by Louis J. Harford dated July 13, 1993 and recorded in Perry County Plan Book 40 at Page 146.

Being the same property conveyed to Bryan L. Kimmel and Jackie Kimmel, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Frank E. Putt, single man, dated June 10, 2016, recorded June 13, 2016, as Instrument Number 201603887, Office of the Recorder of Deeds, Perry County, Pennsylvania.

PROPERTY ADDRESS: 678 PLEASANT VALLEY ROAD, ELLIOTTSBURG, PA 17024

UPI / TAX PARCEL NUMBER: 050,098.00-011.000

Seized and taken into execution to be sold as the property of BRYAN L KIMMEL & JACKIE KIMMEL, JACKIE KIMMEL, BRYAN L KIMMEL 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:
MANLEY DEAS KOCHALSKI, LLC
Columbus, OH 614-222-4921

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.