SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. CV- 2026-0804

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.

PENNYMAC LOAN SERVICES LLC vs. SCOTT E CRAGLE AKA SCOTT E CRAGLE SR

ALL those certain two tracts of land situate in Northeast Madison Township, Perry County, Pennsylvania, bounded and described as follows:

TRACT #1
BEGINNING at an iron pin located at the southwest corner of the property herein described; thence North 15 degrees 24 minutes 41 seconds East, a distance of 56.20 feet to a railroad spike in the center line of PA Route 850; thence along the center line of PA Route 850 South 81 degrees 50 minutes 00 seconds East, a distance of 51.21 feet to a railroad spike in said center line; thence continuing along same South 84 degrees 33 minutes 54 seconds East, a distance of 93.75 feet to a railroad spike located 8.5 feet from the center line of said road; thence South 76 degrees 32 minutes 55 seconds West, a distance of 163.44 feet to an iron pin, the place of BEGINNING of the description of this parcel, containing 0.090 acre and designated as Lot 5 in that subdivision plan prepared by Thomas Lee Palm, dated March 22, 1988 and recorded in Perry County Plan Book 36 at Page 106.

SUBJECT TO restrictions of record as shown on deed recorded in Perry County Record Book 518, Page 43.

TRACT #2
BEGINNING at an iron pin where the northwest corner of the property herein described joins lands now or formerly of Liberty Valley God's Missionary Church and the corner of lands now or formerly of John R. Bitting; thence along lands now or formerly of the Liberty Valley God's Missionary Church and through and crossing Pennsylvania Route 850 and along lands now or formerly of Barry Dougherty and lands now or formerly of J. Wilson Dougherty North 76 degrees 32 minutes 55 seconds East, a distance of 488.75 feet to a point at the northeast corner of the property herein described; thence crossing Pennsylvania Route 850 and along lands now or formerly of John R. Bitting South 04 degrees 37 minutes 44 seconds East, a total distance of 800.00 feet to an iron pin; thence along lands now or formerly of John R. Bitting South 85 degrees 22 minutes 16 seconds West, a distance of 548.53 feet to an iron pin; thence along same North 00 degrees 32 minutes 18 seconds East, a distance of 728.00 feet to an iron pin, the place of BEGINNING, containing 9.00 acres, being Lot No. 3 in Perry County Plan Book 36, Page 106 and having erected thereon a dwelling.

BEING the same two tracts of land conveyed to Harriet Ann Cragle by deed of Scott Eugene Cragle, Sr., unmarried, et al, dated February 22, 2016, and recorded in Perry County Instrument No. 201601220.

This is a conveyance to a testamentary heir and is therefore exempt from Realty Transfer Tax.

TOGETHER with all and singular, the buildings, improvements, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; also the estate, right, title and interest whatsoever, of the said Harriet A. Cragle also known as, Harriet Ann Cragle at and immediately before the time of her decease, in law, equity or otherwise howsoever, of, in, to, or out of the same.

TO HAVE AND TO HOLD the said described messuage or tenement and tract of land, with its hereditaments, and premises hereby granted or mentioned, or intended so to be, with the appurtenances, unto the said Scott E. Cragle, his heirs and assigns, to the only proper use and behoof of the said Scott E. Cragle, his heirs and assigns, forever.

AND the said Cindy L. Weibley for the estate, its heirs, executors and administrators does covenant, promise, grant and agree, to and with the said Grantee, his heirs and assigns, by these presents, that she has not heretofore done or committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, Whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, estate, or otherwise howsoever.

BEING THE SAME PREMISES WHICH CINDY L. WEIBLEY, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF HARRIET A. CRAGLE, ALSO KNOWN AS, HARRIET ANN CRAGLE, LATE BY DEED DATED 3/26/2021 AND RECORDED 3/26/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #202102503, GRANTED AND CONVEYED UNTO SCOTT E. CRAGLE.

(c) CountySuite Sheriff, Teleosoft, Inc.

PROPERTY ADDRESS: 9378 FORT ROBINSON RD, ICKESBURG, PA 17037

UPI / TAX PARCEL NUMBER: 141,093.00-049.001

Seized and taken into execution to be sold as the property of SCOTT E CRAGLE AKA SCOTT E CRAGLE SR in suit of PENNYMAC LOAN SERVICES 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:
KML LAW GROUP, P.C.
Philadelphia, PA 215-627-1322

DAVID A. HAMMAR, Sheriff
PERRY COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.