SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 22-2026

Issued out of the Court of Common Pleas of Juniata County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Juniata County Courthouse in the Borough of Mifflintown County of Juniata, Commonwealth of Pennsylvania on:

FRIDAY, NOVEMBER 20, 2026
AT 10:00 O'CLOCK A.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.

ALL THOSE TWO (2) CERTAIN lots of ground together with all improvements thereon erected, situate in the Village of Walnut, Beale Township, Juniata County, Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO 1: BEGINNING at a line stone corner between this lot and the lot now or formerly of Charles Barton; thence by said lot now or formerly of Charles Barton, South thirty-five and three-fourths (35 3/4) degrees East, 5.8 perches to a post; thence by lands now or formerly of Delbert Harris, South fifty-three and one-half (53 1/2) degrees West, 7.1 perches to a post; thence by lands now or formerly of Ray Hostetler, North twenty-six and three-fourths (26 3/4) degrees West, 6.2 perches to a post; thence by lands now or formerly of Jay Kell, North fifty-six and three-fourths (56 3/4) degrees East, 6.1 perches to aline stone, the place of BEGINNING.

TRACT NO. 2: BEGINNING at a point of intersection of the Mountain Road and the New State Highway, Route 35; thence eastward along the south side of said State Highway a distance of two hundred thirty-seven and one-half (237 1/2) feet to a point formed by the intersection of said State Highway and a public alley; thence westward along the North side of said public alley a distance of two hundred thirty-seven and one-half (237 1/2) feet to a point on the east side of said Mountain Road thence northward along the east side of said public road, thirty-seven and one-half (37 1/2) feet to a point at the intersection of the Mountain Road with the new State Highway, the place of BEGINNING.

EXCEPTING AND RESERVING out of this description those premises which W.R. Frankhouse and Elizabeth A. Frankhouse, his wife, by deed dated September 16, 1950 and recorded September 16, 1950 in the Office of the Recorder of Deeds in Juniata County, Pennsylvania in Deed Book 82, Page 83, granted and conveyed unto Charles P. Barton and A. Dorothy Barton, his wife, their heirs and assigns.

BEING the same premises granted and conveyed from Elam B. Zook, a single man, to Stephanie L. Hosler, a single woman, per certain Deed dated June 19, 2013, and recorded in the Recorder of Deeds Division of Juniata County on June 21, 2013 at Instrument No. 201302641.

SALE BALANCE DUE BY: 12/28/26
SETTLEMENT BY: 1/4/27
Judgement Amount at time of Filing: $57,797.35 plus costs TBD

PROPERTY ADDRESS: 15 JOHNSTOWN RD, PORT ROYAL, PA 17082

UPI / TAX PARCEL NUMBER: 01.12A.015.000

Seized and taken into execution to be sold as the property of STEPHANIE L HOSLER A/K/A STEPHANIE L. PIGEON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

TERMS OF SALE: The successful Bidder must pay twenty percent (20%) of purchase price payable at time of sale by cash, cashier's check, or money order. No personal checks without prior approval of the Sheriff. The balance of the purchase price is due no later than 30 days after the date of the sale, otherwise the property will be re-exposed for sale at the risk and expense of the first person to whom struck off and the person's twenty percent (20%) bid shall be forfeited to the Sheriff's Office as damages to cover the expenses and deficiencies incident to a resale.\n-Properties of deceased owners may be subject to an undivested PA INHERITANCE TAX LIEN\n-The property will be sold as is, caveat emptor (buyer beware).\n-Registration for bidding is required by completing a registration form at the Juniata County Sheriff's Office and will be available two (2) weeks prior to the sale until the Thursday before the sale at 3:30pm.\nSlivinski Law Offices, Solicitor.

Attorney for the Plaintiff:
RAS CITRON LLC
MT LAUREL, NJ 855-225-6906

JOSHUA STIMELING, Sheriff
JUNIATA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.