SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 64-2026

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, MARCH 19, 2027
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.

By virtue of the writ of execution issued in Case Number 64-2026, Plaintiff Horizon Farm Credit, ACA vs. Dwight E. Reichenbach.

ALL THAT CERTAIN SIXTY-NINE AND THREE HUNDRED SIXTY-NINE THOUSANDTHS (69.369) ACRE PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MONROE, COUNTY OF JUNIATA, COMMONWEALTH OF PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 435, PAGE 269. TAX PARCEL ID #10.12 .009.000. ALSO KNOWN AS 518 WILLARD HILL ROAD, RICHFIELD, PA 17086-8583.

Improvements thereon: Two-story frame dwelling house, bank barn and other outbuildings.
Attorneys for Plaintiff:

Steven J. Adams, Esquire
Stevens & Lee
111 North Sixth Street
P.O. Box 679
Reading, PA 19603-0679
(610) 478-2133

JUDGMENT: $424,511.48 PLUS INT & COSTS TBD

PROPERTY ADDRESS: 518 WILLARD HILL RD, RICHFIELD, PA 17086

UPI / TAX PARCEL NUMBER: 10.12 .009.000

Seized and taken into execution to be sold as the property of DWIGHT E REICHENBACH in suit of HORIZON FARM CREDIT, ACA.

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:
STEVENS & LEE
READING, PA

JOSHUA STIMELING, Sheriff
JUNIATA COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.