SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 781-2026

Issued out of the Court of Common Pleas of Mifflin County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Mifflin County Court House in the Town of Lewistown County of Mifflin, Commonwealth of Pennsylvania on:

WEDNESDAY, MARCH 03, 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 ten (10) 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 CERTAIN lots or pieces of ground situate in the Borough of Kistler, Mifflin County, Pennsylvania, having thereon erected a residential dwelling and other improvements more fully described in Mifflin County Register and Recorder's Office in Instrument 2024-04092.

PROPERTY ADDRESS: 441 Cedar ST, Mount Union, PA 17066

UPI / TAX PARCEL NUMBER: 09 ,03-0509--,000

Seized and taken into execution to be sold as the property of TERRI E. SOUDERS A/K/A TERRI SOUDERS in suit of LAKEVIEW LOAN SERVICING, LLC.

TERMS OF SALE: The successful bidder must pay ten (10%) percent of the bid at the time of the sale in cash, certified check, cleared personal check or money order and the balance of within thirty (30) days thereafter, otherwise, the property will be re-exposed for sale on the same date or at a subsequent date at the risk and expense of the first person to whom it was struck off and that person's ten percent bid shall be forfeited to the Sheriff's Office as damages to cover expenses and deficiencies incident to a resale. Daniel Z. Searer, Solicitor

Attorney for the Plaintiff:
RAS Citron Law Offices
Mt. Laurel, NJ 855-225-6906

DOUGLAS S. CRAMER, Sheriff
MIFFLIN COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.