SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-12461

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

AT 12:00 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.

Atty Heather Riloff

ALL THAT CERTAIN land, together with the buildings and improvements erected thereon, situate, lying and being in Penn Township, Cumberland County, Pennsylvania, and more particularly bounded and described as follows:

BEGINNING at a stone in the public road corner of lands now or formerly of Maggie Martin; thence by said road, south 68.25 degrees west 109.6 perches to a point; thence by lands now or formerly of J. Kelso Davidson, north 29.5 degrees west 57 perches to a post; thence south 65.50 degrees west 86.75 perches to a stone; thence north 68.25 degrees east 175.4 perches to a point in the road; thence north 69 degrees east 49.5 perches to a point, corner of lands now or formerly of William Stouffer; thence by the same, south 22 degrees east 28 perches to a white oak; thence south 9 degrees west 50.2 perches to a stone in the public road; thence across same, south 44.25 degrees east 1.1 perches to the place of beginning.

CONTAINING 73 acres, more or less.

LESS, however, all property taken by condemnation by the Commonwealth of Pennsylvania, department of highways, said tracts being shown on the exhibit attached to the deed recorded in Cumberland County Deed Book "x", Volume 33, Page 491.

BEING THE SAME PREMISES which Douglas R. Kutz and Heather R. Kutz, husband and wife, by deed dated April 18, 2007 and recorded on July 11, 2007 in the Recorder of Deeds Office, Cumberland County, Deed Book 280, Page 4635, granted and conveyed to Douglas R. Kutz, individually.

193 Kutz Road, Carlisle, PA 17015

Parcel No. 31-10-0624-009

PROPERTY ADDRESS: 193 Kutz Road, Penn Township, Carlisle, PA 17015

Seized and taken into execution to be sold as the property of DOUGLAS R. KUTZ in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Heather Riloff
Wayne, PA 610-278-6800

RONALD W. KERR, Acting Sheriff
CUMBERLAND COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.