

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 777-2024**

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, JANUARY 21, 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 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 THAT CERTAIN parcel or tract of land, situate in the township of Union, Mifflin County and state of Pennsylvania having thereon erected a residential dwelling and other improvements more fully described in Mifflin County Register and Recorder's Office in Deed Book 0375 Page 01399.

PROPERTY ADDRESS: 75 Trella Street, Belleville, PA 17004

UPI / TAX PARCEL NUMBER: 20 ,16-0706--,000

Seized and taken into execution to be sold as the property of KATHLEEN JOYCE, STEPHEN T. JOYCE in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-4 C/O PHH MORTGAGE CORPORATION.

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:
Stern & Eisenberg PC
Warrington, PA

**JAMES D. AUMILLER, JR., Acting Sheriff
MIFFLIN COUNTY, Pennsylvania**