

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 709-2022

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, OCTOBER 15, 2025**  
**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.

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ALL THAT CERTAIN piece or parcel of land situate in the Township of Armagh, County of Mifflin, Commonwealth 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 0438 Page 02047.

PROPERTY ADDRESS: 3785 New Lancaster Valley Road, Milroy, PA 17063

UPI / TAX PARCEL NUMBER: 12 ,21-0111--,000

Seized and taken into execution to be sold as the property of YVONNE J. DUKE, INDIVIDUALLY AND AS BELIEVED HEIR OF GEORGE L. DUKE AND/OR EXECUTOR OF THE ESTATE OF GEORGE L. DUKE, JAMES K. HUNTER, UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF GEORGE L. DUKE in suit of U.S. BANK NATIONAL ASSOCIATION.

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**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:  
Manley Deas Kochalski LLC  
Columbus, OH 614-220-5611

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