

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-CV-01127

Issued out of the Court of Common Pleas of Dauphin County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Dauphin County Administration Building, Corners of Second and Market Streets, Commissioners Hearing Room in the City of Harrisburg County of Dauphin, Commonwealth of Pennsylvania on:

THURSDAY, OCTOBER 15, 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 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.

PROPERTY ADDRESS: 429 WEST MARKET STREET, WILLIAMSTOWN, PA 17098

UPI / TAX PARCEL NUMBER: 71-004-030

Seized and taken into execution to be sold as the property of RODNEY SIMS IN HIS CAPACITY AS HEIR OF TERRY L. BUFFINGTON, DECEASED, RENEE BUFFINGTON IN HER CAPACITY AS HEIR OF TERRY L. BUFFINGTON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TERRY L. BUFFINGTON, DECEASED, EQUITY TRUST COMPANY FBO CHRIS R. MARTIN IRA, TERRY LEE SIMS IN HIS CAPACITY AS HEIR OF TERRY L. BUFFINGTON, DECEASED, AIMEE VERNOSKY A/K/A AIMEE BUFFINGTON, IN HER CAPACITY AS HEIR OF TERRY L. BUFFINGTON, DECEASED, APRIL FRANTZ IN HER CAPACITY AS HEIR OF TERRY L. BUFFINGTON, DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ET AL.

TERMS OF SALE: As soon as the property is paid in full by the purchased to the Sheriff, otherwise the sale is considered null and void, and the property will be offered for sale by the Sheriff at three o'clock PM on the same day in ther Sheriff's Office, Room 104 of the Courthouse. The said purchaser will be held liable for the deficiencies and additional cost of said sale.

Attorney for the Plaintiff:
FRIEDMAN VARTOLO LLP
GARDEN CITY, NY 212-471-5100

NICHOLAS CHIMIENTI, JR., Sheriff
DAUPHIN COUNTY, Pennsylvania