



ALICIA A. SEIGLER

1 North Main Street,
P.O. Box 68, Courthouse,
Mifflintown, PA 17059

**Juniata County Register & Recorder
Clerk of Orphan's Court**

PHONE: (717) 436-7709
FAX: (717) 436-7756

Instrument Number - 202302442

Recorded On 7/11/2023 At 2:21:53 PM

* Total Pages - 6

* Instrument Type - DEED - SHERIFF

Invoice Number - 48612 User - TLC

* Grantor - STIMELING, JOSHUA L

* Grantee - YODER, JOHN DAVID

* Customer - JUNIATA COUNTY SHERIFF'S OFFICE

* FEEs

STATE TRANSFER TAX	\$722.76
STATE WRIT TAX	\$0.50
JCS/ATJ/CJEA	\$40.25
RECORDING FEES -	\$15.00
RECORDER OF DEEDS	
RECORDER OF DEEDS IMP	\$3.00
FUND	
COUNTY IMPROVEMENT FUND	\$2.00
STATEMENT OF VALUE FEE -	\$2.00
RECORDER OF DEEDS	
JUNIATA COUNTY SCHOOL	\$361.38
DISTRICT REALTY TAX	
WALKER TOWNSHIP REALTY	\$361.38
TAX	
TOTAL PAID	\$1,508.27

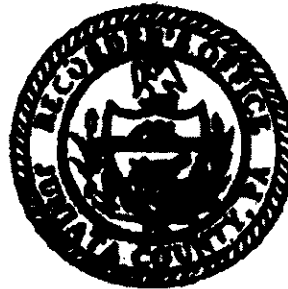
This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
JOHN DAVID YODER
315 DOE RUN ROAD
MIFFLINTOWN, PA 17059

I hereby CERTIFY that this document is
Recorded in the Recorder of Deeds Office
of Juniata County, Pennsylvania



Alicia A. Seigler
Alicia A. Seigler
Recorder of Deeds

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

SHERIFF'S DEED

MADE the 11th day of July 2023, by and between:

JOSHUA L. STIMELING, SHERIFF OF JUNIATA COUNTY, PENNSYLVANIA, of Juniata County Courthouse, Mifflintown, Pennsylvania, hereinafter called Grantor, Party of the First Part,

AND

JOHN DAVID YODER and JUDITH YODER, of 315 Doe Run Road, Mifflintown, Pennsylvania, hereinafter called Grantees, Parties of the Second Part,

WITNESSETH that in consideration of **SIXTY THOUSAND (\$60,000.00) DOLLARS AND 00/100**, in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey to the said Grantees,

ALL THOSE TWO (2) CERTAIN lots of ground, with the improvements thereon erected, situate in Walker Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

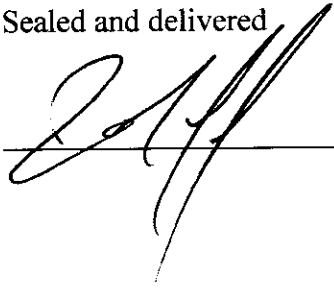
BEING THE SAME PREMISES which Mary A. Lockett and Harold E. Lockett, her husband, Sandra K. Fultz, formerly Sandra K. Strawser and Donald L. Fultz, her husband, Kenneth Fogleman, single man, Patricia J. Nipple and Donald C. Nipple, her husband, and James Fogleman, single man, by their deed dated December 17, 2002, and recorded in the Office for the Recording of Deeds in and for Juniata County, Pennsylvania on January 10, 2003, in Record Book 308, Page 871, granted and conveyed unto James M. Leiter, Jr., single man.

IT ALSO BEING THE SAME PREMISES that were sold to Grantees at a Sheriff's Sale held on June 16, 2023, pursuant to a Writ of Execution issued in a Mortgage Foreclosure Action filed to Juniata County Court No. CV-228-2019; Wells Fargo Bank, N.A. vs. Courtney L. Leiter, in her capacity as heir of James M. Leiter, Jr., deceased; Garrett J. Leiter, in his capacity as heir of James M. Leiter, Jr., deceased; unknown heirs, successors, assigns, and all persons, firms or associations claiming right title or interest from or under James M. Leiter, Jr., deceased.

UNDER AND SUBJECT, to all exceptions, reservations, restrictions, conditions, easements and rights-of-way as contained in prior deeds and instruments of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal in my official capacity as Sheriff of Juniata County, Pennsylvania, on the date first set forth above.

Sealed and delivered




_____ (Seal)
Joshua Stimeling
Sheriff of Juniata County

Dated:

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF JUNIATA)

ss:

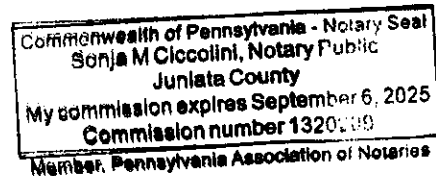
On this, the 11th day of July, 2023, before me, a Notary Public in and for the Commonwealth and County aforesaid, the undersigned officer, personally appeared **JOSHUA L. STIMELING, SHERIFF OF JUNIATA COUNTY, PENNSYLVANIA**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary

The precise address of the Grantees herein is:
John David Yoder
Judith Yoder
315 Doe Run Road
Mifflintown, PA 17059



Recorder: Please index this conveyance in the following manner:

Grantor: Joshua L. Stimeling, Sheriff;
Courtney L. Leiter, in her capacity as heir of James M. Leiter, Jr., deceased;
Garrett J. Leiter, in his capacity as heir of James M. Leiter, Jr., deceased;
Unknown heirs, successors, assigns, and all persons, firms or associations claiming right title or interest from or under James M. Leiter, Jr., deceased.

Grantees: John David Yoder
Judith Yoder
315 Doe Run Road
Mifflintown, PA 17059

SCHEDULE "A"

ALL THOSE TWO (2) CERTAIN lots of ground, with the improvements thereon erected, situate in Walker Township, Juniata County, Pennsylvania, bounded and described as follows, to wit:

LOT NO. 1:

BEGINNING at a stake at the southeast corner of this lot where the same corners with the northern edge of a fourteen (14) foot wide alley and the western edge of the right-of-way of the William Penn Highway, U.S. Route #22, and being twenty-five (25) feet from the center of said highway;

Thence along said alley, South forty-eight and one-half degrees West (S. 48 ½° W.), a distance of one hundred twenty (120) feet to a stake at another fourteen (14) foot wide alley;

Thence along said other alley, North forty-one and one-half degrees West (N. 41 ½° W.), a distance of one hundred (100) feet to a stake at lands now or formerly of J. Walter Smith, et. al.;

Thence along same, North forty-eight and one-half degrees East (N. 48 ½° E.), a distance of one hundred twenty (120) feet to a stake at the edge of the right-of-way of said William Penn Highway;

Thence along said right-of-way, South forty-one and one-half degrees East (S. 41 ½° E.), a distance of one hundred (100) feet to a stake, the place of **BEGINNING**.

CONTAINING Two Hundred Seventy-Five Thousandths (0.275) of an Acre, more or less.

UNDER AND SUBJECT, NEVERTHELESS, to that certain building location and valuation restriction more fully set forth in the deed of Cloyd E. Dolin and Ella N. Dolin, husband and wife, to Kenneth C. Fogleman and Mary E. Fogleman, husband and wife, dated October 18, 1971, of record October 18, 1971 in Juniata County Deed Book 110, Page 105.

LOT NO. 2:

BEGINNING at a stake at the southeast corner of this lot where the same corners with the northern edge of a fourteen (14) foot wide alley and the western edge of another fourteen (14) foot wide alley;

Thence along the first mentioned alley, South forty-eight and one-half degrees West (S. 48 ½° W.), a distance of one hundred twenty (120) feet to a stake at lands now or formerly of J. Walter Smith, et. al.;

Thence along said Smith lands, North forty-one and one-half degrees West (N. 41 ½° W.), a distance of one hundred (100) feet to a stake;

Thence along same, North forty-eight and one-half degrees East (N. 48 ½° E.), a distance of one hundred twenty (120) feet to a stake;

Thence along said latter mentioned alley, South forty-one and one-half degrees East (S. 41 ½° E.), a distance of one hundred (100) feet to a stake, the place of **BEGINNING**.

CONTAINING Two Hundred Seventy-Five Thousandths (0.275) of an Acre, more or less.

BEING THE SAME PREMISES which Mary A. Lockett and Harold E. Lockett, her husband, Sandra K. Fultz, formerly Sandra K. Strawser and Donald L. Fultz, her husband, Kenneth Fogleman, single man, Patricia J. Nipple and Donald C. Nipple, her husband, and James Fogleman, single man, by their deed dated December 17, 2002, and recorded in the Office for the Recording of Deeds in and for Juniata County, Pennsylvania on January 10, 2003, in Record Book 308, Page 871, granted and conveyed unto James M. Leiter, Jr., single man.

BEING known for informational purposes as Juniata County Tax Parcel 17-1A-7.

IT ALSO BEING THE SAME PREMISES that were sold to Grantees at a Sheriff's Sale held on June 16, 2023, pursuant to a Writ of Execution issued in a Mortgage Foreclosure Action filed to Juniata County Court No. CV-228-2019; Wells Fargo Bank, N.A. vs. Courtney L. Leiter, in her capacity as heir of James M. Leiter, Jr., deceased; Garrett J. Leiter, in his capacity as heir of James M. Leiter, Jr., deceased; unknown heirs, successors, assigns, and all persons, firms or associations claiming right title or interest from or under James M. Leiter, Jr., deceased.

**REALTY TRANSFER TAX
 STATEMENT OF VALUE**
 COMPLETE EACH SECTION

RECORDER'S USE ONLY

State Tax Paid: 722.76
 Book: _____ Page: _____
 Instrument Number: 202302442
 Date Recorded: 7/11/2023

SECTION I TRANSFER DATA

Date of Acceptance of Document: 06/16/2023

Grantor(s)/Lessor(s) <u>Joshua L. Stimeling, Juniata Co. Sheriff</u>	Telephone Number <u>(717) 436-2213</u>	Grantee(s)/Lessee(s) <u>John David Yoder & Judith Yoder</u>	Telephone Number <u>(717) 320-4860</u>
Mailing Address <u>30 North Main Street, P.O. Box 42</u>		Mailing Address <u>315 Doe Run Road</u>	
City <u>Mifflintown</u>	State <u>PA</u>	ZIP Code <u>17059</u>	City <u>Mifflintown</u>
	State <u>PA</u>	ZIP Code <u>17059</u>	

SECTION II REAL ESTATE LOCATION

Street Address <u>5950 William Penn Highway</u>	City Township, Borough <u>Mifflintown, Walker Township</u>
County <u>Juniata County</u>	School District <u>Juniata County School District</u>
	Tax Parcel Number <u>17-1A-7</u>

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration <u>60,000.00</u>	2. Other Consideration <u>+ 0.00</u>	3. Total Consideration <u>= 60,000.00</u>
4. County Assessed Value <u>7,730.00</u>	5. Common Level Ratio Factor <u>x 9.35</u>	6. Computed Value <u>= 72,275.50</u>

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ _____	1b. Percentage of Grantor's Interest in Real Estate % _____	1c. Percentage of Grantor's Interest Conveyed % _____
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2. Fill in the Appropriate Oval Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
 - Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name <u>Slivinski Law Offices</u>	Telephone Number <u>(570) 374-5575</u>
Mailing Address <u>111 North High Street, Suite 1</u>	City <u>Selinsgrove</u>
	State <u>PA</u>
	ZIP Code <u>17870</u>

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party: _____ Date: 8/11/23

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

