

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-672

Issued out of the Court of Common Pleas of Huntingdon County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Huntingdon County - Bailey Building, Conference Room, 233 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

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.

All that certain lot of ground situate in Brady Township, County of Huntingdon, Commonwealth of Pennsylvania, more fully bounded and described as follows, to wit: BEGINNING at a spike in the center line of Township Road No. 441 and at corner of Lot No. 6; thence along line of Lot No. 6, South Fifty-Five (55) degrees Sixteen (16) minutes Fifty-Five (55) seconds West, Four hundred Twenty-three and Forty-Four hundredths (423.44') feet to an iron pin; thence along line of remaining lands of the Grantors, North Twenty-six (26) degrees Fifteen (15) minutes West, One hundred Nineteen and Thirty hundredths (119.30) feet to an iron pin; thence continuing along same, North forty-seven (47) degrees Forty-one (41) minutes, Thirty (30) seconds East, Three hundred Seventy-six and Seventy-seven (376.77) feet to a spike in the center line of aforementioned Township Road No. 441; thence along said center line, South Forty-seven (47) degrees Eight (08) minutes East, Twenty-seven and Ninety-two hundredths (27.92) feet to a spike; thence continuing along same, South Forty-six (46) degrees One (01) minutes East, One Hundred Twenty-nine and Seventy-eight hundredths (129.78) feet to a spike; thence continuing along same, South Thirty-nine (39) degrees Three (03) minutes Thirty (30) seconds East, Thirteen and Twenty-eight hundredths (13.28) feet to a spike and place of beginning. Containing 1.315 acres and being Lot No. 7 in plan of Survey as prepared by Africa Engineering Associated, Inc.

Excepting and reserving to the Grantors, their heirs and assigns, an easement for the one and one-quarter (1 1/4) inch water line as it exists and crosses the within described lot, together with the right to enter upon said lot for the purpose of repairing, replacing and maintaining said water line with the understanding that the Grantors will replace and return the land to its original condition.

Being the same premise that Dean Cypher and Sandra Cypher by deed dated 7/2/2004 and recorded 7/8/2004 in the office of the Recorder of Deeds in the County of Huntingdon, Commonwealth of Pennsylvania in Book 720 Page 0401 and as Instrument No. 2004-004839 granted and conveyed to Linda J. Allen

PROPERTY ADDRESS: 10126 Mountain Road, Mill Creek, PA 17060

UPI / TAX PARCEL NUMBER: 04-12-48.6

Seized and taken into execution to be sold as the property of LINDA J. ALLEN in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTINA TRUST AS TRUSTEE FOR PNPMS TRUST III.

TERMS OF SALE: 10% when property is sold and the balance is due thirty (30) days after the sale. Notice to all parties in interest and claimants: You are hereby notified that I, Jeffrey E. Leonard, Sheriff of Huntingdon County, Pennsylvania will file a schedule of proposed distribution of the proceeds of sale in the above entitled matter (10) days after the sale and which will be kept on file in the office of the Prothonotary 233 Penn Street, Huntingdon, PA 16652. Unless written exemptions are filed no later than twenty (20) days after the sale, distribution of the proceeds of the sale will be made in accordance with the proposed schedule of distribution. If within the (10) days after filing of the proposed schedule of distribution no petition has been filed to set aside the sale, the Sheriff will execute and acknowledge a deed to the property sold.

Attorney for the Plaintiff:
Richard M Squire, Esquire
Jenkintown, PA 215-886-8790

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania