

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-1147

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:

THURSDAY, MARCH 30, 2023
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 tract of land being designated as Lot No. 2 on that Final Plat of a Subdivision by Dennis E. Kauffman Surveying, for Ronald D. Coffman, recorded in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania on December 26, 2018 as Instrument 2018-005185, being further described as follows:

Beginning at a rebar and cap set at the edge of Broad Top Mt. Road (S.R. 0913) at the northwest corner of Lot 2;

Thence with the edge of Broad Top Mt. Road, N 79 degrees 20 minutes 11 seconds E, 74.27' to a rebar and cap set.

Thence with the lands of Trevor Hinkel, S 15 degrees 28 minutes 03 seconds E, 193.38 to a rebar and cap set at the corner of Parcel A which is now contained within Lot 1.

Thence along Lot 1, S 79 degrees 20 minutes 11 seconds W, 103.93' to a rebar and cap set and the corner of Parcel B which is a lot addition to Lot 2. Thence along Parcel B, N 16 degrees 26 minutes 27 seconds W, 33.67' to a rebar & cap set. Thence N 12 degrees 00 minutes 32 seconds W, 53.56' to a rebar and cap set. Thence N 03 degrees 09 minutes 32 seconds W, 39.69' to a rebar & cap set. Thence N 63 degrees 53 minutes 53 seconds E, 22.74' to a rebar and cap set in the center of a gravel drive. Thence with the center of the gravel drive N 19 degrees 09 minutes 15 seconds W, 60.92' to a rebar and cap set and the point of beginning.

BEING commonly known as 1354 Broad Top Mountain Road. AND BEING Parcel/UPI # 16-10-25

BEING KNOWN AS: 1348 BROAD TOP MOUNTAIN ROAD, F/K/A 107 CLARK ROAD, SAXTON, PA 16678
PROPERTY ID NUMBER: 16-10-26.

BEING THE SAME PREMISES WHICH GERALD R. COFFMAN AND DONNA N. COFFMAN, HUSBAND AND WIFE BY DEED DATED 7/24/2006 AND RECORDED 7/26/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 814 AT PAGE 0315, GRANTED AND CONVEYED UNTO RONALD D. COFFMAN.

PROPERTY ADDRESS: 1354 Broad Top Mountain Road, Saxton, PA 16678

Seized and taken into execution to be sold as the property of RONALD COFFMAN A/K/A RONALD D. COFFMAN in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-B.

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:
DANIELLE DILEVA, ESQUIRE
Philadelphia, PA 215-627-1322

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania