

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1050

THURSDAY, JANUARY 18, 2024
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 piece, parcel or plot of ground situate in Shirley Township, County of Huntingdon and Commonwealth of Pennsylvania, more fully bounded and described as follows: BEGINNING at a set iron pin along line of lands now or formerly of Matthew W. Price and remaining lands now or formerly of Josiah D. 1-lorn, Jr. and Brenda J. Horn, being the western corner of the property herein conveyed; thence continuing along lands now or formerly of Matthew W. Price, North 42 degrees 45 minutes 00 seconds East, 235.31 feet to a found planted stone along line of lands now or formerly of Barbara A. Price; thence continuing along the same, South 42 degrees 28 minutes 41 seconds East, 484.25 feet to a set iron pin in old post along line of lands now or formerly of Herbert M. Roberts and lands now or formerly of Dennis R. Horn; thence continuing along lands now or formerly of Dennis R. Horn, South 43 degrees 47 minutes 05 seconds West, 226.21 feet to a set iron pin; thence along remaining lands now or formerly of Josiah D. 1-lorn, Jr. and Brenda J. Horn, North 43 degrees 31 minutes 30 seconds West, 479.50 feet to a set iron pin, the place of beginning. Being a Lot on a Lot Addition Plan for Josiah D. Horn, Jr., as prepared by Wright Land Surveying dated November 26, 1999 and recorded in Plan Book 8, page 68.

Together with the joint use of an existing 36 foot wide private right of way leading to SR 2014, Keystone Road, as means of ingress and egress by pedestrian or ordinary vehicular traffic to and from the premises herein conveyed.

Tax Map No. 42-15-49.2

BEING THE SAME PREMISES which Bryan F. Fleming, by Deed dated 6/28/2019 and recorded in the Office of the Recorder of Deeds of Huntingdon County on 7/3/2019 in Instrument No. 2019-002578, granted and conveyed unto Jonathan W. Copenhaver and Rachel Beth Copenhaver.

BEING known as 16431 Shady Lane, Shirleysburg, Pennsylvania 17260

PARCEL #42-15-49.2

PROPERTY ADDRESS: 16431 Shady Lane, Shirleysburg, PA 17260

UPI / TAX PARCEL NUMBER: 42-15-49.2

Seized and taken into execution to be sold as the property of JONATHAN W COPENHAVER AND RACHEL B COPENHAVER in suit of PRIMARY RESIDENTIAL MORTGAGE, INC..

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:
HARRY B REESE, ESQUIRE
Trevose, PA 215-942-2090

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania