

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-959

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 THOSE TWO (2) CERTAIN PARCELS OF LAND SITUATE IN LOGAN TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL NO. 1: BEGINNING AT A POST ON THE EAST RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD, CORNER OF LOT FORMERLY OF WILLIAM LEROY MILLER AND NOW OF PREVIOUS GRANTORS AND DESCRIBED BELOW AS PARCEL NO.2; THENCE BY LINE OF SAID LOT, NORTH FIFTY FIVE AND ONE-HALF (55 1/2) DEGREES EAST, ONE HUNDRED SEVENTY FOUR (174) FEET, MORE OR LESS, TO A POST ON THE WEST SIDE OF A PRIVATE ROAD (NOW TOWNSHIP ROUTE 492); THENCE BY SAID ROAD IN A NORTHERLY DIRECTION SIXTY (60) FEET, MORE OR LESS, TO LANDS NOW OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA AS DESCRIBED IN RECORD BOOK 595, PAGE 722 (THIS COURSE AND DISTANCE ERRONEOUSLY OMITTED IN PRIOR DEEDS); THENCE BY SAME, SOUTH FIFTY FIVE AND ONE-HALF (55 1/2) DEGREES WEST, ONE HUNDRED SEVENTY FOUR (174) FEET, MORE OR LESS, TO A POST ON SAID RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD; THENCE BY SAME, SOUTH SIXTY (60) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (COUNTERCLOCKWISE DESCRIPTION). BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OF THE COMMONWEALTH OF PENNSYLVANIA (TAX PARCEL NO. 25-11-09), THE BOUNDARY BETWEEN THE LAND HEREIN DESCRIBED AND LAND NOW OR FORMERLY OF THE COMMONWEALTH IS SET FORTH IN RECORD BOOK 595, PAGE 722, ACCORDING TO A SURVEY PREPARED BY THE COMMONWEALTH FOR LANDS DESIGNATED AS "GEORGE P. SUPPES TRACT 2", ON THE SOUTH BY OTHER LANDS OF PREVIOUS GRANTORS DESCRIBED BELOW AS PARCEL NO.2, ON THE WEST BY LAND NOW OR FORMERLY OF PENNSYLVANIA LINES LLC AND ON THE EAST BY TOWNSHIP ROUTE 492.

PARCEL NO.2: BEGINNING AT A POST ON THE EASTERN RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD, CORNER OF LOT FORMERLY OF MRS. ELMER SNEATH, NOW OF DANIEL DICK; THENCE BY LINE OF SAID LOT, NORTH FIFTY FIVE AND ONE-HALF (55 1/2) DEGREES EAST, ONE HUNDRED SEVENTY FOUR (174) FEET, MORE OR LESS, TO A POST ON THE WEST SIDE OF A PRIVATE ROAD (NOW TOWNSHIP ROUTE 492); THENCE BY SAID ROAD IN A NORTHERLY DIRECTION SIXTY (60) FEET, MORE OR LESS, TO LANDS OF PREVIOUS GRANTORS IDENTIFIED AS PARCEL NO. 1 ABOVE (THIS COURSE AND DISTANCE WAS ERRONEOUSLY OMITTED IN PRIOR DEEDS); THENCE BY SAME, SOUTH FIFTY FIVE AND ONE-HALF (55 1/2) DEGREES WEST, ONE HUNDRED SEVENTY FOUR (174) FEET, MORE OR LESS, TO A POST ON SAID RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE BY SAME, SOUTH SIXTY (60) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, (COUNTERCLOCKWISE DESCRIPTION). BOUNDED ON THE NORTH BY LANDS NOW OR FORMERLY OF PREVIOUS GRANTORS, ON THE SOUTH BY LANDS NOW OR FORMERLY OF DANIEL DICK, ON THE WEST BY LANDS NOW OR FORMERLY OF PENNSYLVANIA LINES LLC AND ON THE EAST BY TOWNSHIP ROUTE 492.

BEING KNOWN AS: 7930 WARRIORS RIDGE ROAD, PETERSBURG, PA 16669

PROPERTY ID NUMBER: 25-11-16

BEING THE SAME PREMISES WHICH SUE ANN KELLER, WIDOW AND RODNEY A. KELLER AND LISA KELLER, HIS WIFE BY DEED DATED 11/29/2018 AND RECORDED 11/30/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 20

PROPERTY ADDRESS: 7930 Warriors Ridge Road, Petersburg, PA 16669

UPI / TAX PARCEL NUMBER: 25-11-16

Seized and taken into execution to be sold as the property of ROBERT J HAMMERS, JR, SHANNON R HEASTER in suit of FREEDOM MORTGAGE CORPORATION.

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