

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-564

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 parcel of land situate in Porter Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a walnut tree at the corner of lands now or formerly of David Dietz on the edge of the right-of-way of the township road (T-476); thence South forth-seven (47) degrees East five hundred sixty-six (566) feet by lands now or formerly of the said David Dietz to a post at lands now or formerly of Swan or Everhart; thence by said lands now or formerly of Swan or Everhart in a general southwesterly direction three hundred fifty (350) feet to a post at lands now or formerly of Philip Dietz; thence by said lands now or formerly of Philip Dietz in a general northwesterly direction five hundred (500) feet to a post on the edge of the said township road; thence by the said township road North thirty-five (35) degrees East three hundred fifty (350) feet to a walnut tree, the place of beginning. CONTAINING between four (4) and six (6) acres. HAVING THEREON ERECTED a dwelling house and a two-car garage.

BEING identified as Huntingdon County Tax Parcel Number 3 8-08- 23.3.

BEING the same premises title to which became vested in Bradley A. Sunderland, by deed of Bradley A. Sunderland and Heather L. Sunderland, his wife, dated January 8, 2007, and recorded in the Office of the Recorder of Deeds of Huntingdon County in Record Book 835, Page 0878 on January 16, 2007.

PROPERTY ADDRESS: 7987 Dietz Road, Alexandria, PA 16611

UPI / TAX PARCEL NUMBER: 38-08-23.3

Seized and taken into execution to be sold as the property of **BRADLEY A SUNDERLAND AND SMART COMMUNICATION PA DOC** in suit of **ALEXANDRIA BOROUGH-PORTER TOWNSHIP JOINT SEWER AUTHORITY**.

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:
DAVID S GAINES, JR., ESQUIRE
State College, PA 814-234-1500

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania