

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-524

THURSDAY, DECEMBER 14, 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 lot of ground situate in Logan Township, Huntingdon County, Pennsylvania, more particularly described as follows: BEGINNING at an iron pin at corner common with Lot No. 1 of the Plan of Subdivision for Edgar J. and Lorna F. Ross at edge of right of way for utility lines along Pennsylvania Route 305, thence along line of utility right of way, North 73 degrees, 00 minutes East, a distance of 137.125 feet to an iron pin at corner common with land now or formerly of Carl W. Thatcher; thence along line common with said Thatcher, South 17 degrees, 00 minutes East, a distance of 162 feet to an iron pin at corner of premises herein conveyed and edge of a 12 foot alley; thence along said alley, North 73 degrees, 00 minutes East, a distance of 98 feet to an iron pin at corner common with land now or formerly of Petersburg Community Field; thence along line common with said Petersburg Community Field, South 12 degrees, 4 minutes East, a distance of 116.43 feet to an iron pin at corner common with Lot No. 3 of aforesaid Subdivision, South 73 degrees, 00 minutes West, a distance of 225.11 feet to an iron pin at corner of the premises herein conveyed and line of Lot No. 1 of aforesaid Subdivision, thence along line common with Lot No. 1 of aforesaid Subdivision, North 17 degrees, 00 minutes West, a distance of 278 feet to an iron pin, being the place of beginning. HAVING ERECTED THEREON a Muncy mobile home which is now permanently affixed to the realty.

CONTAINING 1.123 acres and being designated as Lot No. 2 in the Plan of Subdivision for Edgar J. and Lorna F. Ross as prepared by David A. Simpson, R.S., a plan of which is recorded in Huntingdon County Plan Book 2, Page 119.

ALSO GRANTING unto the Grantee, his heirs and assigns, a right of way 50.00 feet in width extending from Pennsylvania Route 305 the following courses and distances: BEGINNING at edge of Pennsylvania Route 305, thence along the arc of a circle to the left having a radius of 50.00 feet and a chord of 90 degrees, 00 minutes a distance of 78.54 feet to a point; thence North 73 degrees, 00 minutes East, a distance of 140.00 feet to a point; thence South 17 degrees, 00 minutes East, a distance of 372.00 feet to a point; thence along the arc of a circle to the left having a radius of 50.00 feet and a chord of 90 degrees, 00 minutes, a distance of 78.54 feet to Lot No. 4. The purpose of this right of way is to provide the Grantees, their heirs and assigns, access to Lot No. 2 herein conveyed, from Pennsylvania Rout 305 to Lot No. 1.

TOGETHER with a right of way 15.00 feet in width extending from the eastern line of a 50.00 foot right of way hereinbefore described, the following courses and distances: BEGINNING at the eastern edge of a 50.00 foot right of way; thence along the southern boundary line of Lot No. 1 herein described, North 73 degrees, 00 minutes East, a distance of 131.25 feet to a point; thence along the line of Lot No. 3, North 17 degrees, 00 minutes West, a distance of 55.00 feet to a point. The purpose of this right of way is to provide access from said 50.00 foot right of way across Lot No. 1 to Lot No. 2.

RESERVING an easement across Lot 2. for Water and Sewer Lines for Lot No. 1.

BEING the same premises which became vested in Anna Lisa Glenn aka Anna L. Glenn and William Creston Green, Jr., her husband, by deed dated June 1, 2018, and recorded on June 4, 2018, in the Office of the Recorder of Deeds of Huntingdon County in Huntingdon County Instrument No. 2018-2182. The said William Creston Green, Jr. passed away on August 24, 2018 thereby vesting title in Anna Lisa Glenn, his surviving spouse.

Huntingdon County Tax Parcel No. 25-07-38.9

Situs Address: 7037 Evergreen Lane, Petersburg, Pennsylvania

PROPERTY ADDRESS: 7037 Evergreen Lane, Petersburg, PA 16669

UPI / TAX PARCEL NUMBER: 25-07-38.9

Seized and taken into execution to be sold as the property of ESTATE OF ANNA LISA GLENN BY BRANDIE GLENN,
ADMINISTRATRIX in suit of RICHARD D DEIHL.

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:
LAWRENCE L NEWTON, ESQUIRE
Huntingdon, PA 814-643-3820

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania