

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-157

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, 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 tract of land with a stone and aluminum siding house erected thereon, situate in Huntingdon Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a post sixteen and one-half (16 1/2) feet from the center line of Warm Springs Avenue; thence along a twenty (20) foot alley, South thirty nine (39) degrees, forty six (46) minutes East, one hundred fifty eight and five tenths (158.5) (incorrectly set forth as 150.5 in prior Deed) feet to a post; thence along other land now or formerly of Sipple, Inc., North fifty (50) degrees, thirty four (34) minutes East, one hundred (100) feet to a post; thence along other lands now or formerly of Sipple, Inc., North thirty nine (39) degrees, forty six (46) minutes West, one hundred fifty eight and five tenths (158.5) feet to a post on Warm Springs Avenue; thence along said Warm Springs Avenue, South fifty (50) degrees, thirty four (34) minutes West, one hundred (100) feet to a post at the place of beginning. CONTAINING thirty six hundredths (.36) of an acre, more or less.

EXCEPTING AND RESERVING, nevertheless, in Sipple, Inc., its successors and assigns, an easement or right of way in a strip of land twenty (20) feet in width and being twenty five (25) feet from the center line of Warm Springs Avenue, extending along the Northwestern boundary of the lot herein conveyed and the right of way of Warm Springs Avenue, that is to say a distance of one hundred (100) feet for the purpose of ingress and egress on the tract of land of Sipple, Inc., or their assigns, and to be used in common with the Grantee, his heirs and assigns, for the same purpose; and the Grantor hereby grants and conveys an easement or right of way to be used by the Grantee, his heirs and assigns, in common with Sipple, Inc., its successors and assigns, for the purpose of ingress and egress and general transportation and travel over an area as described in a deed from Harvey T. Holland to William Sipple and Alice Sipple, his wife, recorded on March 24, 1950, in Huntingdon County Deed Book W-8, Page 283, as follows: "... an easement or right of user to a small plot of land covering thirty (30) foot radius from a stake located on the Southern line of Warm Springs Avenue to be used for the purpose of a driveway or roadway and as a means of ingress and egress". And further, the Grantor grants and conveys an easement or right of way to be used with the Grantee, his heirs and assigns, in common with Sipple, Inc., its successors and assigns, for the purpose of ingress and egress or general transportation and travel of an area comprising the extension of the aforementioned twenty (20) foot strip along Warm Springs Avenue, said twenty (20) foot right of way extending from a twenty (20) foot alley as mentioned in the above description to a driveway or outlet on the Warm Springs Avenue.

TOGETHER WITH the right to use a right of way twenty (20) feet in width extending along the Northwestern boundary of the insured premises as set forth in prior deeds.

Huntingdon County Tax Parcel No. 21-04-09.

The improvements thereon being known as 2501 Warm Springs Avenue, Huntingdon, Pennsylvania - 16652.

BEING THE SAME PREMISES which SUSAN GAYLE YARUTA, UNMARRIED by Indenture bearing the date of November 5, 2012 and recorded in the Office of the Recorder of Deeds, in and for the County of Huntingdon, COMMONWEALTH OF PENNSYLVANIA on November 15, 2012 in Book 2012, Page 7988 as Instrument No. 2012-007988 granted and conveyed unto VERNON R. SPILLMAN, their Heirs and Assigns, in fee.

Tax Parcel: 21-04-09 Premises Being: 2501 WARM SPRINGS AVE, Huntingdon, PA 16652

PROPERTY ADDRESS: 2501 Warm Springs Avenue, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 21-04-09

Seized and taken into execution to be sold as the property of VERNON R SPILLMAN 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:
JEFF CALCAGNO, ESQUIRE
King of Prussia, PA 844-856-6646

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania