

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1167

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 half lot of land situate in Huntingdon Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING twenty five (25) feet on the west side of Moore Street, between Twelfth and Thirteenth Streets and extending back of equal width and at right angles thereto one hundred fifty (150) feet to a fifteen (15) foot alley.

BEING the southwestern half of the third lot north of Twelfth Street and being designated as 1208 Moore Street. HAVING THEREON ERECTED a two story frame dwelling and a three care garage.

BEING the same premises which Christine Y. Walls and Earnest C. Walls, Husband and Wife, by Deed dated 02/16/2018 and recorded 03/08/2018, in the Office of the Recorder of Deeds in and for the County of Huntingdon, in Instrument No. 2018-000887, granted and conveyed unto William W. M. Keller, an Adult Individual, in fee.

BEING known as Huntingdon County Tax Parcel No. 20-01-200. Tax Parcel: 20-01-200 Premises Being: 1208 Moore St, Huntingdon, PA 16652

PROPERTY ADDRESS: 1208 Moore Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 20-01-200

Seized and taken into execution to be sold as the property of WILLIAM W. M. KELLER 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:
STEPHEN PANIK, ESQUIRE
King of Prussia, PA 844-856-6646

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania