

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-1274

THURSDAY, AUGUST 22, 2024
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 THE VILLAGE AND TOWNSHIP OF SPRUCE CREEK, HUNTINGDON COUNTY, PENNSYLVANIA AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POST ALONG THE TURNPIKE ROAD (NOW STATE HIGHWAY ROUTE NO. 45) 16 FEET FROM THE CORNER OF THE SCHOOL HOUSE LOT; THENCE ALONG THE SAID HIGHWAY, SOUTH 56 1/2° WEST, 97.7 FEET TO A POST, WHICH IS ALSO A CORNER OF LOT NOW OR FORMERLY OF MELVIN NEARHOOD; THENCE ALONG THE SAID LOT, NORTH 33 1/2' WEST, 120 FEET TO A POST AT THE LINE OF A 20 FOOT ALLEY; THENCE ALONG THE LINE OF THE SAID ALLEY, NORTH 56 1/2' EAST, 97.7 FEET TO A POST CORNER OF TWO ALLEYS; THENCE ALONG A 16 FOOT ALLEY, SOUTH 33 1/2° EAST, 120 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN GAYLE A. SMITH AND DAVID A. SMITH, HUSBAND AND WIFE, BY DEED FROM JAMES C. DELL AND SHARON M. DELL DATED OCTOBER 3, 2017 AND RECORDED OCTOBER 4, 2017 IN INSTRUMENT NUMBER 2017-004303.

TAX I.D. #: 46-04-100

BEING KNOWN AS 4840 SPRUCE CREEK ROAD, SPRUCE CREEK, PENNSYLVANIA 16683.

PROPERTY ADDRESS: 4840 Spruce Creek Road, Spruce Creek, PA 16683

UPI / TAX PARCEL NUMBER: 46-04-100

Seized and taken into execution to be sold as the property of GAYLE A SMITH AND DAVID A. SMITH in suit of LAKEVIEW LOAN SERVICING, LLC.

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:
NATHALIE PAUL, ESQUIRE
Philadelphia, PA 215-790-1010

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania