

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-1294

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, OCTOBER 24, 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.

The following parcels of land situated in Huntingdon borough, Huntingdon County, Pennsylvania bounded and described as follows:

PARCEL NO. 1: FRONTING 50 feet on the Eastern side of Oneida Street and extending back at right angles thereto 150 feet to an alley; being Lot Number 31 in Hefright's Addition to the said Borough of Huntingdon, as recorded in Miscellaneous Book 9, Page 364, in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania. HAVING THERON ERECTED a dwelling house and other improvements.

PARCEL NO. 2: ALL that certain piece or part of a lot ground 20 feet by 26 feet on the southwest corner of Lot No. 31 in Hefright's Addition to the Borough of Huntingdon, said piece of ground extending in width from the alley along the north end of land of Carl S. Bonsel, 26 feet and extending north along said alley 20 feet. BEING part of Lot No. 31 HAVING THERON ERECTED a frame two car garage.

THE ABOVE DESCRIBED PARCELS ARE TOGETHER IDENTIFIED AS TAX PARCEL NO. 20-01-44.

THE above property is conveyed together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

BEING KNOWN AS: 1411 ONEIDA ST HUNTINGDON, PA 16652

PROPERTY ID: 20-01-44

TITLE TO SAID PREMISES IS VESTED IN KEITH D. QUERRY AND NANCY J. QUERRY BY DEED FROM DAVID W. WHITESEL, AS TRUSTEE FOR THE WAYNE A. WHITESEL FAMILY TRUST DATED THE 11 DAY OF NOVEMBER, 2005 , DATED FEBRUARY 27, 2015 RECORDED MARCH 2, 2015 INSTRUMENT NO. 2015-001164

PROPERTY ADDRESS: 1411 Oneida Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 20-01-44

Seized and taken into execution to be sold as the property of KEITH QUERRY, NANCY J QUERRY 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:
NICOLE RIZZO, ESQUIRE
Mount Laurel, NJ 855-225-6906

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania