

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-57

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:

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 or piece of land situate in Porter Township, Huntingdon County, Pennsylvania, being Lot No. 7 in Block "B" of the Plan of Alfarata Park Extension as recorded in the Recorder's Office of Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING fifty (50) feet on the northeastern side of Indian Beach Drive, between Hiawatha Avenue and Wanetta Avenue, and extending back therefrom at an even width, in a northeastern direction a distance of one hundred (100) feet to line of Lot No. 46 in Block "B" on the aforementioned plan. HAVING THEREON ERECTED a dwelling house.

UNDER AND SUBJECT, NEVERTHELESS, to the restrictions and reservations set forth in prior Deeds. ALSO, ALL those three certain lots or plots of ground situate in Porter Township, Huntingdon County, Pennsylvania, described as follows:

EACH FRONTING fifty (50) feet on the eastern side of the Indian Beach Drive and extending back in an easterly course at right angles thereto of equal width, one hundred (100) feet to lands now or late of L.Y. Weaver and being Lots Numbered 4, 5, and 6 in the Alfarata Park Plan of Lots laid out in Porter Township, Huntingdon County, Pennsylvania, and duly recorded in the Recorder's Office in and for the County of Huntingdon, Pennsylvania.

THE same being all subject to the building restrictions as to location, use and such others as upon examination of the records will fully appear. BEING KNOWN AS: 4663 INDIAN BEACH DRIVE, ALEXANDRIA, PA 16611 PROPERTY ID NUMBER: 38-05-17.1

BEING THE SAME PREMISES WHICH WANDA S. EYSTER, WIDOW, AND GLENN R. EYSTER, III AND AMANDA M. EYSTER, HIS WIFE BY DEED DATED 1/17/2017 AND RECORDED 1/19/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 2017-000252, GRANTED AND CONVEYED UNTO PAUL K. BARRETT, NOW DECEASED, UNMARRIED.

PROPERTY ADDRESS: 4663 Indian Beach Drive, Alexandria, PA 16611

UPI / TAX PARCEL NUMBER: 38-05-17.1

Seized and taken into execution to be sold as the property of PAUL K BARRETT, CHRISTOPHER ALESSI, SOLELY IN HIS CAPACITY AS HEIR OF PAUL K BARRETT, DECEASED, UNKNOWN HEIRS OF PAUL K. BARRETT, DECEASED, MARGARET ALESSI, SOLELY IN HER CAPACITY AS HEIR OF PAUL K BARRETT, DECEASED 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:
DANIELLE DILEVA, ESQUIRE
Philadelphia, PA 215-627-1322

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania