

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-641

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, JANUARY 30, 2025
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 TOWNSHIP OF SHIRLEY, COUNTY OF HUNTINGDON AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED IN ACCORDANCE WITH A SUBDIVISION PLAN FOR WALTER DOBOZYNSKI, JR., DATED FEBRUARY 19, 2002, AND RECORDED IN THE RECORDER'S OFFICE OF HUNTINGDON COUNTY IN PLAN BOOK 8, PAGE 120 A & B, AS FOLLOWS:

BEGINNING AT A POINT IN GILBO ROAD (T-380) AT THE SOUTHERNMOST CORNER OF THE PREMISES HEREIN CONVEYED; THENCE ALONG GILBO ROAD (T-380) NORTH 47 DEGREES 28 MINUTES 46 SECONDS WEST 93.00 FEET TO A POINT; THENCE DEPARTING SAID GILBO ROAD (T-380) AND ALONG LANDS OF RAYMOND WHITSEL PASSING THROUGH A FOUND REBAR AT 16.5 FEET ON LINE NORTH 31 DEGREES 52MINUTES 44 SECONDS EAST 399.12 FEET TO A FOUND REBAR; THENCE ALONG LOT 3 ON AFORESAID SUBDIVISION PLAN NORTH 09 DEGREES 42 MINUTES 07 SECONDS EAST 200.00 FEET TO A SET REBAR; THENCE ALONG LOT 7 ON AFORESAID SUBDIVISION PLAN SOUTH 74 DEGREES 51 MINUTES 34 SECONDS EAST 464.81 FEET TO A SET REBAR; THENCE ALONG LOT 2 ON AFORESAID SUBDIVISION PLAN SOUTH 45 DEGREES 06 MINUTES 35 SECONDS WEST 260.00 FEET TO A SET REBAR; THENCE ALONG LOT 10 ON AFORESAID SUBDIVISION PLAN SOUTH 48 DEGREES 36 MINUTES 14 SECONDS WEST 319.37 FEET TO A SET REBAR; THENCE CONTINUING ALONG LOT 10 ON AFORESAID SUBDIVISION PLAN SOUTH 67 DEGREES 35 MINUTES 24 SECONDS WEST 217.26 FEET TO A POINT IN GILBO ROAD (T-380) THE PLACE OF BEGINNING. THIS LOT IS DESIGNATED AS LOT 8 ON THE AFORESAID SUBDIVISION PLAN AND CONTAINS 4.147 ACRES. PART OF TAX MAP REFERENCE NO. 42-20-14.

UNDER AND SUBJECT TO THE FOLLOWING RESTRICTION WHICH SHALL RUN WITH THE LAND: NO SINGLE WIDE MOBILE HOME OR OTHER SUCH DWELLING WHICH IS MOUNTED UPON A METAL FRAME OR ANY TEMPORARY LIVING ACCOMMODATIONS OF ANY KIND SHALL BE PERMITTED TO BE PLACED ON THE LOT HEREIN CONVEYED. FOR PURPOSES OF CLARIFICATION, GRANTORS AGREE A 'DOUBLE-WIDE' IS NOT MOUNTED ON A METAL FRAME, AND A DOUBLE-WIDE IS PERMITTED ON THE LOT.

UNDER AND SUBJECT TO THE NOTES ON THE AFORESAID SUBDIVISION PLAN.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same premises which Mark Timothy Andrews and Christina May Andrews, by Deed dated 06/17/2016 and recorded 11/2/2016, in the Office of the Recorder of Deeds in and for the County of Huntingdon, in Deed Instrument No. 2016-004831, granted and conveyed unto Christina May Andrews, in fee. Tax Parcel: 42-20-14.9 Premises Being: 16895 GILBO RD, Shirleysburg, PA 17260

PROPERTY ADDRESS: 16895 Gilbo Road, Shirleysburg, PA 17260

UPI / TAX PARCEL NUMBER: 42-20-14.9

Seized and taken into execution to be sold as the property of TODD SWANGER, CHRISTINA MAY ANDREWS in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC..

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:
CAROLYN TREGLIA, ESQ
King of Prussia, PA 844-856-6646

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania