

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-1331

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.

ALL the easterly portion of Lot No. 15 in the Plan of Lots surveyed and laid out for A.B. Kennedy situate on Smithfield Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a post on an alley, and thence along said alley, South twenty four (24) degrees, thirty (30) minutes East, forty and one tenth (40.1) feet to a post; thence by Lot No. 16 in said plan, formerly owned by William Smith, South sixty one (61) degrees, thirty (30) minutes West, eighty eight (88) feet, more or less, to a point; thence in a Northwesterly direction, forty (40) feet to a stone by street to the Juniata River; thence by said street, North sixty one (61) degrees, thirty (30) minutes East, ninety one (91) feet, more or less, to place of beginning. HAVING THEREON ERECTED a two-story frame dwelling house and outbuildings.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 139 BRIDGE STREET, (fl< a 1 Bridge Street), HUNTINGDON, PA 16652

PARCEL 44-06-01

BEING THE SAME PREMISES WHICH Amy Lynn McKim, by Deed dated December 20, 2007 and recorded January 28, 2008, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, Deed Book 881, page 975, granted and conveyed unto Dena N. Brown. Dena N. Brown died April 2, 2023. Letters of Administration were granted to Sarah M. Brown on May 9, 2023, under Huntingdon County File No. 3 1-23-142.

PROPERTY ADDRESS: 139 Bridge Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 44-06-01

Seized and taken into execution to be sold as the property of SARAH M BROWN, ADMINISTRATRIX OF THE ESTATE OF DENA N. BROWN, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
Leon P Haller, Esquire
Harrisburg, PA 717-234-4178

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania