

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-388

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 piece, parcel or plot of land situated in Porter Township, Huntingdon County, Pennsylvania, immediately outside the Borough of Alexandria, bounded and described as follows:

BEGINNING at an iron post on the South side of Second Street, sometimes known as Shelton Avenue, directly behind a red fire hydrant; thence East along Second Street South forty seven (47) degrees East seventy one (71) feet to a stake; thence South forty six (46) degrees West along the western or northwestern corner of an outhouse one hundred fifty (150) feet to a stake; thence North fifty one (51) degrees West 90.58 feet to the center of Dairy Run; thence North fifty nine (59) degrees four (4) minutes East by the center of Dairy Run sixty and 05/100ths (60.05) feet to a stake; thence North forty nine (49) degrees four (4) minutes East ninety nine (99) feet to a stake at the southwestern margin of Second Street, the place of beginning.

SUBJECT, HOWEVER, to a right of way acquired and owned by the Alexandria Water Company measured from the center of Dairy Run eastwardly a distance of twelve and one half (12 1/2) feet.

Title to the above described property conveyed to Donald Robert Smith, in Fee and Edward D.

Meshyock, as to a Life Estate from Edward D. Meshyock recorded 10/23/2008 in Instrument No.

2008-006831. Edward Meshyock passed away on June 3, 2010 thereby extinguishing the life estate.

See also, deed to be recorded prior to this mortgage to Donald Robert Smith, a single man, and Lisa Porter, a single woman, joint tenants with the right of survivorship from Donald Robert Smith, a single man by Quit Claim Deed dated January 26, 2016.

BEING the same premises which Donald Robert Smith, a single man, by Deed dated 1/26/2016 and recorded 2/29/2016 in the Office of the Recorder of Deeds in and for the County of Huntingdon in Deed Instrument Number 2016-000820, granted and conveyed unto Donald Robert Smith, a single man and Lisa Porter, a single woman, joint tenants with the right of survivorship, in fee.

And the said Donald Robert Smith died on March 10, 2023, thereby vesting his interest in the surviving joint tenant with right of survivorship, Lisa Porter.

Tax Parcel: 38-17-02

Premises Being: 106 Shelton Ave, Alexandria, PA 16611

PROPERTY ADDRESS: 106 Shelton Avenue, Alexandria, PA 16611

UPI / TAX PARCEL NUMBER: 38-17-02

Seized and taken into execution to be sold as the property of LISA PORTER in suit of FREEDOM MORTGAGE CORPORATION.

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