

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-552

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 Courthouse Commissioners Meeting Room, 223 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

THURSDAY, SEPTEMBER 25, 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 parcel of ground situate in Clay Township, Huntingdon County, Pennsylvania, bounded and described as follows:

TRACT NO. 3: BEGINNING at a point or iron pin on the northwest edge of a private roadway at a corner common to the land now or formerly of William V. Montgomery, Lot No. 29 and the lot herein conveyed; thence by the northwestern edge of the aforementioned private roadway. North fifteen (15) degrees, fifty seven (57) minutes twenty (20) seconds East, two hundred nineteen and ninety one hundredths (219.91) feet to a point or iron pin along the northwestern edge of the aforementioned roadway, a corner common to lands now or formerly of William V. Montgomery and the lot herein conveyed; thence by lands now or formerly of William V. Montgomery, North eighty one (81) degrees, eighteen (18) minutes, twenty nine (29) seconds West, five hundred twenty nine and eighty nine hundredths (529.89) feet to a point or iron pin along the northwestern edge of Legislative Route 31010 to a point, a twenty four (24) inch pine tree; thence by lands now or formerly of Harry Greenland, North seventy two (72) degrees, sixteen (16) minutes, five (05) seconds East, six hundred eight and thirty seven hundredths (608.37) feet to a point or iron pin, a corner common to Lot No. 27 and the lot herein conveyed; thence by Lot No. 27, South forty (40) degrees, eight (08) minutes, thirty three (33) seconds East, seven hundred thirty four and eighty six hundredths (734.86) feet to a point or iron pin, a corner common to Lot No. 27, Lot No. 25 and the lot herein conveyed; thence by Lot No. 25, South forty seven (47) degrees, thirty three (33) minutes, fifty (50) seconds West, two hundred thirteen and seventy nine hundredths (213.79) feet to a point or iron pin, a corner common to Lot No. 25, Lot No. 24 and the lot herein conveyed; thence by Lot No. 24, South forty seven (47) degrees, thirty three (33) minutes, fifty (50) seconds West, one hundred forty six and twenty one hundredths (146.21) feet to a point or iron pin a corner common to Lot No. 24, Lot No. 29 and the lot herein conveyed; thence by Lot No. 29, North forty four (44) degrees, forty (40) minutes, thirty (30) seconds West, four hundred fifty one and eight hundredths (451.08) feet to a point or iron pin along the northwestern edge of a private roadway, the place of beginning. CONTAINING 6.843 acres. Huntingdon County Tax Parcel No. 09-10B-Ž8

AND

Tract No. 1: BEGINNING at a point or iron pin, a corner common to lands now or formerly of Harry Greenland, Lot No. 28 and the tract herein conveyed; thence by lands now or formerly of Harry Greenland and lands now or formerly of Edwin Greenland, North seventy two (72) degrees, sixteen (16) minutes, five (05) seconds East, four hundred sixteen and thirty five hundredths (416.35) feet to a point or iron pin, a corner common to lands now or formerly of Edwin Greenland, Lot No. 26 and the tract herein conveyed; thence by Lot No. 26, South forty three (43) degrees, fifty one (51) minutes, nineteen (19) seconds East, five hundred sixty and forty four hundredths (560.44) feet to a point or iron pin, a corner common to Lot No. 26, Lot No. 25 and the tract herein conveyed; thence by Lot No. 25, South forty seven (47) degrees, thirty three (33) minutes, fifty (50) seconds West, four hundred twenty one and fifty four hundredths (421.54) feet to a point or iron pin, a corner common to Lot No. 25, Lot No. 28 and the tract herein conveyed; thence by Lot No. 28, North forty (40) degrees, eight (08) minutes, thirty three (33) seconds West, seven hundred thirty four and eighty six hundredths (734.86) feet to a point or iron pin, the place of beginning. CONTAINING 5.958 acres and being Lot No. 27. Huntingdon County Tax Parcel No: 09-1 OB-27

BEING KNOWN AS: 21224 RIDGE DRIVE, THREE SPRINGS, PA 17264

PROPERTY ID NUMBER: 09-10-27, 09-10-28

BEING THE SAME PREMISES WHICH JOHN J. D'ALESIO AND KATHLEEN M. DALESIO, HIS WIFE BY DEED DATED 2/11/2005 AND RECORDED 2/24/2005 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED

BOOK 747 AT PAGE 0029, GRANTED AND CONVEYED UNTO DAVID B. TALUCCI AND DEBORAH K. TALUCCI, HIS WIFE.

PROPERTY ADDRESS: 21224 Ridge Drive, Three Springs, PA 17264

UPI / TAX PARCEL NUMBER: 09-10B-27 & 09-10B-28

Seized and taken into execution to be sold as the property of DAVID B TALUCCI, DEBORAH K TALUCCI in suit of DLJ MORTGAGE CAPITAL, 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:
JILL P. JENKINS, ESQUIRE
Philadelphia, PA

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania