

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-503

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, MAY 22, 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 PIECES OR PARCELS OF GROUND SITUATE IN PETERSBURG BOROUGH, HUNTINGDON COUNTY, AND THE COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

TWO CERTAIN LOTS SITUATE IN THE BOROUGH OF PETERSBURG, FRONTING ON THE EAST SIDE OF SAINT PETERS STREET, 120 FEET AND EXTENDING AT RIGHT ANGLES ALONG AN ALLEY, 150 FEET TO AN ALLEY; THENCE NORTH 120 FEET TO LOT NOW OR FORMERLY OF J. ELMER YOUNG; THENCE NORTHWEST ALONG LOT NOW OR FORMERLY OF SAID J. ELMER YOUNG TO SAINT PETERS STREET TO POINT OF BEGINNING.

THE SUBJECT DESCRIPTION CONTAINS A DWELLING HOUSE.

BEING THE SAME PREMISES BY DEED FROM CHESTER P. MCCARTY, JR. AND PHYLLIS MCCARTY, HIS WIFE; HELEN MCCARTY, UNMARRIED, AND NAOMI M. ROSS AND MARSHALL ROSS, SR., HER HUSBAND, DATED AUGUST 5, 2011 AND RECORDED AUGUST 22, 2011 IN THE OFFICE OF THE RECORDER OF DEEDS OF HUNTINGDON COUNTY, PENNSYLVANIA, AT INSTRUMENT NO. 2011-051868, GRANTED AND CONVEYED UNTO TINA Y. LAWYER.

KNOWN AS: 610 Saint Peters Street, Petersburg PA 16669

Tax Parcel: 37-01-14

PROPERTY ADDRESS: 610 St Peters Street, Petersburg, PA 16669

UPI / TAX PARCEL NUMBER: 37-01-14

Seized and taken into execution to be sold as the property of TINA Y LAWYER 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:
ROGER RAY, ESQUIRE
Mount Laurel, NJ 856-724-1888 x 102

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania