

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-1072

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:

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 property situate in in Union Township, Huntingdon County, Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at a point marked by a 24-inch white oak tree along the common boundary of the lands herein described and lands now or formerly of Harold F. Miller and at the corner of lands now or formerly of Betty Whitsel; thence along lands now or formerly of Betty Whitsel North 44 degrees 27 minutes 57 seconds East, 208.47 feet to a 24-inch white oak stump; thence along same North 41 degrees 04 minutes 33 seconds West, 263.00 feet to a point located on lands now or formerly of Anna McKnight; thence along lands now or formerly of Anna McKnight North 29 degrees 56 minutes 26 seconds East, 44.800 feet to a point; thence along same North 62 degrees 01 minutes 17 seconds West, 375.00 feet to a point; thence along same North 2 degrees 33 minutes 06 seconds West, 28.323 feet to a point; thence along lands now or formerly of Gary Carl South 68 degrees 25 minutes 02 seconds East, 125.00 feet to a point; thence along same North 19 degrees 11 minutes 15 seconds East, 149.98 feet to a point; thence along lands now or formerly of Michael Colyer North 24 degrees 10 minutes 08 seconds East, 296.37 feet to a point; thence along same North 3 degrees 00 minutes 30 seconds West, 151.52 feet to a point; thence along same North 0 degrees 20 minutes 30 seconds East, 133.11 feet to a point; thence along a line approximately paralleling State Route 0829 North 53 degrees 03 minutes 42 seconds East, 62.028 feet to a point; thence along lands now or formerly of Jonathan R. Glick South 35 degrees 00 minutes 00 seconds East, 315.00 feet to a point; thence along same North 43 degrees 24 minutes 26 seconds East, 225.00 feet to a point; thence along same North 35 degrees 00 minutes 00 seconds West, 315.00 feet to a point; thence along a line approximately paralleling State Route 0829 North 52 degrees 10 minutes 48 seconds East, 69.59 feet to a point; thence along lands now or formerly of Walter Wright and along lands now or formerly of Patrick Colyer South 82 degrees 05 minutes 27 seconds East, 315.00 feet to a point; thence along lands now or formerly of Patrick Colyer North 34 degrees 42 minutes 43 seconds East, 60.00 feet to a point; thence along same South 82 degrees 05 minutes 30 seconds East, 55.485 feet to a point; thence along lands now or formerly of David L. Leonard South 25 degrees 19 minutes 00 seconds West, 590.00 feet to a point; thence along same South 84 degrees 49 minutes 23 seconds East, 809.26 feet to a point; thence along lands now or formerly of Ralph Culbertson South 21 degrees 00 minutes 00 seconds West, 1,395.18 feet to a point marked by an existing stone; thence along lands now or formerly of Michael Beidelman North 57 degrees 00 minutes 00 seconds West, 783.19 feet to a point, the place of beginning.

CONTAINING 28.71 acres as more fully described on a Plan of Survey of Timothy R. Newman dated December 26, 2011.

EXCEPTING AND RESERVING from the above-described property a tract of land now or formerly of Garrett Czmor and a tract of land now or formerly of Timothy L. Semple, said tracts of land illustrated on the Survey of Timothy R. Newman referred to above.

The tracts of land now or formerly owned by Garrett Czmor and Timothy L. Semple have a combined description as follows:

BEGINNING at a point, which point is the Northernmost point of the lands now or formerly of Timothy L. Semple and Garrett Czmor; thence along lands now or formerly of Imperioli South 8 degrees 46 minutes 38 seconds East, 259.92 feet to a point; thence along same South 6 degrees 56 minutes 17 seconds West, 33.685 feet to a point; thence along same South 19 degrees 46 minutes 34 seconds West, 150.55 feet to a point; thence along same North 66 degrees 11 minutes 17 seconds West, 149.93 feet to a point; thence along same North 19 degrees 09 minutes

43 seconds East, 150.20 feet to a point; thence along same North 24 degrees 12 minutes 30 seconds East, 251.71 feet to a point, the place of beginning.

The tract of land now or formerly owned by Donald C. Strayer is described as follows:

BEGINNING at a point, said point being the Northernmost point of the lands herein conveyed; thence along lands now or formerly of Imperoli South 32 degrees 18 minutes 14 seconds East, 206.94 feet to a point; thence along same South 80 degrees 40 minutes 06 seconds West, 248.43 feet to a point; thence along same North 11 degrees 16 minutes 48 seconds West, 203.00 feet to a point; thence along same North 84 degrees 43 minutes 00 seconds East, 175 feet to a point, the place of beginning.

The tract of land containing 28.71 acres described above is under and subject to easements for the purpose of ingress, egress and regress in favor of the 3 parcels which are excepted therefrom, namely the parcels of Timothy L. Semple, Garrett Czmor and Donald C. Strayer.

Said tract of land is also under and subject to the right of David L. Leonard, his successors and assigns to use Barkley Road for the purpose of ingress, egress and regress from property which he owns bordering the lands herein conveyed and further under and subject to the right of David L. Leonard, his successors and assigns, to use a drive leading from Barkley Road to the property owned by him for purposes of ingress, egress and regress.

TOGETHER with the right of the Grantees herein, their heirs, successors and assigns, to use Barkley Road as a means of ingress, egress and regress to the property herein described, said use to be in common with others.

BEING the same of the same property title to which became vested Joseph D. Locke, Jr. and Pamela A. Locke, husband and wife, by Deed of Anthony G. Imperoli and Rosemarie Imperoli, husband and wife, dated June 4, 2018, and recorded in the Office of the Recorder of Deeds of Huntingdon County as Instrument No. 2018-2234 and having been recorded on June 7, 2018.

Tax Parcel No. 50-03-03

PROPERTY ADDRESS: 12321 Trough Creek Valley Pike, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 50-03-03

Seized and taken into execution to be sold as the property of PAMELA A LOCKE, JOSEPH D LOCKE, JR in suit of TATERBUILT CONSTRUCTION LLC BY JOHN D. TATE.

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:
LAWRENCE L NEWTON, ESQUIRE
Huntingdon, PA 814-643-3820

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania