

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-927

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, APRIL 24, 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 lot or piece of ground situate in the Borough of Mapleton County of Mapleton, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on Hill Street at corner of lot now or formerly of Martin Fisher; thence, along said Hill Street South thirty-two (32) degrees East, six and one-half (6 1/2) perches to post; thence, by lot now or formerly of George W. Yocum North forty-one and one-half (41 1/2) degrees West six and seven-tenths (6.7) perches to white oak at road; thence, by said road North thirty-six (36) degrees East six and six-tenths (6.6) perches to lot now or formerly of Martin Fisher; thence, by lot now formerly of Mattin Fisher South forty-one and one-half (41 1/2) degrees East six and one-half (6 1/2) perches to PLACE OF BEGINNING; sixty-one (61) degrees, ten (10) minutes east, three hundred fifty-five (355) feet to the PLACE OF BEGINNING.

UNDER AND SUBJECT to right-of-way agreement by and between Martha A. Montgomery and Gezald A. Shoop, granting a three (3) foot wide sewage line on said property to connect with the sewage system of the Mapleton Area Municipal Authority, dated February 17, 1999 and recorded in Huntingdon County Records Office in Deed Book Volume 495 Page 348.

BEING KNOWN AS: 569 GLENDOWER STREET, MAPLETON DEPOT. PA 17052

PROPERTY ID NUMBER: 26-02-41

BEING THE SAME PREMISES WHICH ANN WAKEFIELD AND BRENDA KAY LEADER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED DATED 6/22/2015 AND RECORDED 7/22/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT#: 2015-004079 GRANTED AND CONVEYED UNTO BRITTNEY H. DEARMITT AND DUSTIN J. DEARMITT, WIFE AND HUSBAND.

PROPERTY ADDRESS: 569 Glendower Street, Mapleton Depot, PA 17052

UPI / TAX PARCEL NUMBER: 26-02-41

Seized and taken into execution to be sold as the property of BRITTNEY H DEARMITT, DUSTIN J DEARMITT in suit of COLONIAL SAVINGS, F. A..

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:
KML Law Group PC
Phildalephia, PA 215-627-1322

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania