

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-968

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 piece, parcel or plot of land and premises, situate, lying and being in the Township of Shirley, in the County of Huntingdon and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at an ironwood tree on the South side of the Juniata River; thence along lands now or formerly of Watson Mitchell South thirty eight and one-half (38 1/2) degrees East, fifty (50) feet to a stone; thence along a road leading from Otelia to Mount Union, South forty nine and one-half (49 1/2) degrees West, two hundred seventy three (273) feet to a stone; thence North eighty nine and one-half (89 1/2) degrees West, two hundred fifteen (215) feet to a stone; thence South seventy two (72) degrees West, one hundred forty three (143) feet to a stone; thence North forty seven (47) degrees West, two hundred (200) feet to a stone; thence North fifty five and one-half (55 1/2) degrees West, three hundred thirty five (335) feet to a stone; thence North, thirty (30) degrees East, fifty (50) feet to a low water mark of the said river; thence down the said river to the place of beginning.

CONTAINING two (2) acres, eighty (80) perches, and having thereon erected a two-story frame dwelling, frame barn and outbuildings.

EXCEPTING, HOWEVER, from the above-described property a parcel of land conveyed by Chalmers R. Edgin and wife to C.F. Hawkins and wife by deed dated July 26, 1924, recorded in Deed Book V, No. 6, Page 369, which parcel so excepted is described as follows: BEGINNING at the low water mark of the Juniata River; thence by line at right angles to the public road leading from Otelia to Mount Union at an iron stake or pin; which line is one hundred four (104) feet in length; thence North forty seven (47) degrees West, ten (10) feet to a stone; thence North fifty five and one-half (55 1/2) degrees West, three hundred thirty five (335) feet to a stone; thence North thirty (30) degrees East, fifty (50) feet to the low water mark of the Juniata River; thence down said river to the place of beginning.

BEING the same premises which became vested in Monica S. Smith and Willard C. Smith, her husband, by deed of Dale W. Edgin and Rachel Edgin, his wife, dated September 16, 2002, and recorded on September 17, 2002, in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania, in Record Book 629, Page 111.

BEING THE SAME PREMISES which Willard C. Smith, by Deed dated July 25, 2006 and recorded on July 28, 2006, in the Huntingdon County Recorder of Deeds Office at Deed Book Volume 814 at Page 639, granted and conveyed unto Monica S. Smith.

Being Known as 12067 Beacon Lodge Road, Mount Union, PA 17066

Parcel I.D. No. 42-06-03

PROPERTY ADDRESS: 12067 Beacon Lodge Road, Mount Union, PA 17052

UPI / TAX PARCEL NUMBER: 42-06-03

Seized and taken into execution to be sold as the property of MONICA S SMITH (EDGIN) in suit of COMPUTERSHARE DELAWARE TRUST COMPANY, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-RPL1.

---

**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:**  
THOMAS C. DYER, ESQUIRE  
North Wales, PA 215-855-9521

**JEFFREY E. LEONARD, Sheriff**  
HUNTINGDON COUNTY, Pennsylvania