

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-956

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.

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ALL that certain lot of ground situate in the Borough of Huntingdon, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING fifty (50) feet on Standing Stone Avenue and extending back of even width one hundred fifty (150) feet.

BEING Lot No. 2 in the plan of lots laid out for Ernest J. Steel and Wilma F. Steel, his wife, by the J. Murray Africa Company on January 15, 1946.

BEING Huntingdon County UPI Number 17-03-13.

Being the same premises which David R. Faust and Susan K. Poe, by Deed dated 04/30/2015 and recorded 05/01/2015, in the Office of the Recorder of Deeds in and for the County of Huntingdon, in Deed Instrument No. 2015-002486 granted and conveyed unto Dena M. Faust, in fee

Tax Parcel: 17-03-13

Premises Being: 264 Standing Stone Ave, Huntingdon, PA 16652

PROPERTY ADDRESS: 264 Standing Stone Avenue, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 17-03-13

Seized and taken into execution to be sold as the property of DENA M FAUST in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC..

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**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:  
CAROLYN TREGLIA, ESQ  
King of Prussia, PA 844-856-6646

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