

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-930

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 Courthouse Commissioners Meeting Room, 223 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 Township of Walker, County of Huntingdon, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the southwest corner of the intersection of Wagner Drive (Township Road T-405) and Lodging Road; thence from the said point of beginning, South twenty-nine (29) degrees nine (09) minutes West one hundred fifty (150) feet along the west line of Wagner Drive to the corner of Lot No. 4; thence North sixty (60) degrees fifty-one (51) minutes West two hundred seventy-five (275.00) feet along Lot No. 4 to a point on the west property line of Wagner Acres; thence North twenty-nine (29) degrees nine (09) minutes East one hundred fortysix and seventy-eight hundredths (146.78) feet along the west property line of Wagner Acres to a point; thence along a curve to the right having a radius of eight hundred seventy-five (875.00) feet, an arc distance of seventy-five and nine hundredths (75.09) feet to a point on the south line of Lodging Road; thence South sixty (60) degrees fifty-one (51) minutes East two hundred (200.00) feet along the south line of Lodging Road to its intersection with the west line of Wagner Drive, the point and PLACE OF BEGINNING.

CONTAINING forty-one thousand two hundred seven and twenty-one hundredths (41,207.21) square feet.

BEING Lot No. 5 in Block No. 5 of the Subdivision Plan of Wagner Acres dated May 5, 1975 and prepared by Stephen V. Heine, Inc., Consulting Engineers, a copy of said Plan being recorded in Huntingdon County Plan Book 6, Page 13.

UNDER AND SUBJECT to restrictions set forth in Record Book 405, Page 577, said restrictions shall be considered covenants running with the land herein and apply to the heirs, administrators and transferees of the Grantee to this deed.

BEING known for informational purposes as Huntingdon County Universal Parcel 51-02B-05.5.

BEING the same premises which George R. Rickman and Donna M. Rickman, a married couple, by Deed dated July 31, 2020 and recorded in the Office of the Recorder of Deeds of Huntingdon County on August 3, 2020 at Instrument No. 2020-003310, granted and conveyed unto Kevin L. Kauffman, a single adult individual. Kevin L. Kauffman died on or about January 7, 2024, thereby vesting title to Bailey J. Kauffman, Administrator of the Estate of Kevin L. Kauffman and Riley Kauffman, Known Heir of the Estate of Kevin L. Kauffman by operation of law.

PROPERTY ADDRESS: 10382 Wagner Road, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 51-02B-05.5

Seized and taken into execution to be sold as the property of RILEY KAUFFMAN, ALEXIS G KAUFFMAN, LISA HOLLIBAUGH, KEN HOLLIBAUGH, BAILEY J KAUFFMAN, FRANK KAUFFMAN, DALE L KAUFFMAN in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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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:**  
KRISTINE M ANTHOU, ESQUIRE  
Pittsburgh, PA 412-281-7650

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