

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-26

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.

All those two certain lots or parcels of land situate in Birmingham Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

PARCEL No. 1: All that certain lot or piece of land fronting 47 feet on the southeasterly side of Market Street and extending back of equal width 99 feet to a public avenue; bounded on the northeast by lot next hereinafter described and on the southwest by lot now or formerty of heir of Emanuel Zeek.

PARCEL No. 2: All that certain lot or piece of land Fronting 25 feet on tha southeasterly side of Market Street and extending back of equal width 99 feet to a public avenue; bounded on the southwest by lot first above described and on the northeast by lot now or formerly of Catherine Schofield.

Property address: 4055 Market Street, Huntingdon A/K/A Birmingham , PA 16686-5005 Parcel No. 03-01-18

BEING the same premises which Cloyd E. Scott Jr and Paula J. Eckard-Scott by Deed dated March 28,

2000 and recorded in the Office of Recorder of Deeds of Huntingdon County on April 5, 2000 at Book 531, Page0288 granted and conveyed unto Cloyd E Scott, Jr and Paula J Eckard Scott, husband and wife and Alice P Eckard.

Alice P. Eckard having departed this life on July 23, 2005.

Cloyd E. Scott, Jr. having departed this life on July I, 2020.

PROPERTY ADDRESS: 4055 Market Street, Birmingham, PA 16686

UPI / TAX PARCEL NUMBER: 03-01-18

Seized and taken into execution to be sold as the property of PAULA J ECKARD SCOTT in suit of HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-3.

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:
MATTHEW C. FALLINGS, ESQUIRE
Warrington, PA 215-572-8111

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania