

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-945

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 piece, parcel, or lot of ground situate in Township of Lincoln, County of Huntingdon, Commonwealth Of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin in the centerline of a private road known as Lakeview Drive and common corner with Lot No. 35 in the Plan of Lots of this area and Lot No. 33 on line of Lot No. 34 (the right-of-way of said Lakeview Drive being a 40-foot drive); thence along line Of Lot No. 35 of the Plan of Lots in this area, North forty (40) degrees thirteen (13) minutes East, two hundred ninety-nine and seventy-three hundredths (299.73) feet to a point on line of Lot No. 20 of the Plan of Lots of this Area; thence along the line of Lot No. 20, South forty-three (43) degrees forty-five (45) minutes East, two hundred (200.00) feet to the common corner of lot herein conveyed and Lot No. 32 of the Plan of Lots of this area; thence along line of Lot No. 32, South forty (40) degrees twelve (12) minutes West, three hundred fifteen and twenty-one hundredths (315.21) feet to an iron pin in the centerline of Lakeview Drive and line of Lot No. 31 of the Plan of Lots of this area thence along centerline of Lakeview Drive, North fifty-six (56) degrees forty-five (45) minutes West, thirty-two and sixteen hundredths (32.16) feet to the common corner of Lots No. 31 and 34 of the Plan of Lots of this area; thence continuing on the same course a distance of twenty-eight and thirteen hundredths (28.13) feet to a point in the centerline of Lakeview Drive and on line of Lot No. 34; thence along the centerline of Lakeview Drive and a curve to the right having a radius of one hundred (100.00) feet, a tangent of forty-five and fifty-seven hundredths (45.57) feet, an arc length of eighty-five and fifty-three hundredths (85.53) feet and a chord length of eighty-two and ninety-four hundredths (82.94) feet; thence along centerline of said Lakeview Drive, North seven (07) degrees forty-five (45) minutes West, twenty-one and sixty hundredths (21.60) feet to a point a common corner of Lot herein conveyed and Lot No. 35 and PLACE OF CONTAINING 1.78 acres.

designated as Lot. No. 33 of the Plan of Lots of Lakeview Acres as laid out by Richard K. Fisher, Registered Surveyor, and recorded in the Office of the Recorder of Deeds of Huntingdon County on March 3, 1976, in Plan Book 2, Page 67.

SUBJECT, however, to the Declaration of Protective Covenants as executed on March 3, 1976, and recorded March 3, 1976, in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania, in Miscellaneous Book 91 , Page 134.

ALSO, granting and conveying to the Grantees, their heirs and assigns, the right of ingress, egress, and regress over and across a certain forty (40) foot wide private roadway retained by a prior grantor and designated as Lakeview Drive on the recorded plan of the Lakeview Acres Subdivision.

SUBJECT, nevertheless, to a certain road maintenance fee as set forth in the Protective Covenants and any building erected thereon shall have a full basement and completed perimeter wall supporting the building.

SUBJECT to a certain resffiction that any and all building plans must be approved in writing by Raystown Land Company before the start of any building.

UNDER AND SUBJECT to the above restrictions and covenants mentioned, which covenants run with the land. The Grantees acknowledge the said covenants and agree to same and with which they witi comply.

SUBDCT to an easement for the flow of excess water across the said premises from two drainpipes under Lakeview Drive 15" x 24' which carry the water.

SUBJECT to a possible right-of-way for excess water across the northern section of the said lot.

BENG KNOWN AS: 2644 WHITESEL ROAD, JAMES CREEK, PA 16657

PROPERTY ID NUMBER: 24-03A-33

BEING THE SAME PREMISES WHICH DAVID A. FALLAS, A SINGLE ADI-LT BY DEED DATED 9/15/2020 AND RECORDED 10/13/2020 THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 2020-004714, GRANTED AND CONVEYED UNTO JESSE R. PATERSON AND JORDAN LEIGH PATERSON, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES.

PROPERTY ADDRESS: 2644 Whitesel Road, James Creek, PA 16657

UPI / TAX PARCEL NUMBER: 24-03A-33

Seized and taken into execution to be sold as the property of JORDAN LEIGH PATERSON, JESSE R PATERSON in suit of MIDFIRST BANK.

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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:**  
DANIELLE DILEVA, ESQUIRE  
Philadelphia, PA 215-627-1322

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