

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-1328

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:

**THURSDAY, MARCH 26, 2026**  
**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 certain tracts or parcels of real estate, lying and being situate in Wood Township, Huntingdon County, Pennsylvania, more particularly described as follows:

Tract #1

54-12-58

BEGINNING at a point on the South side of South Main Street and being the common corner of Lot No. 30, South Main Street being described and Lot No. 28 adjoining; thence along the division line between said Lot No. 30 and Lot No. 28, S 40 0 43 1 E a distance of 157 feet, more or less, to a point on the North side of Walnut Street; thence along said Walnut Street, S 490 171 W a distance of 50 feet, more or less, to a point and being the common corner of said Lot No. 30 and Lot No. 32 adjoining;

thence along the division line between said Lot No. 30 and Lot No. 32 adjoining, passing through the center of the party wall which serves to divide the double frame dwelling house erected on said Lots No. 30 and No. 32 into two single dwellings or residences, N 40 0 43 W a distance of 157 feet, more or less, to a point on South Main Street; thence along said South Main Street, N 490 171 E a distance of 50 feet, more or less, to a point, the place of beginning and BEING Lot No. 30 fronting on said South Main Street, as shown on Plan of the Village of Robertsdale, said Plan being recorded in the Office of the Recorder of Deeds for Huntingdon County, Pennsylvania, in Deed Book A, No. 8, page 697, together with the single frame dwelling or residence erected on said Lot No. 30 and appurtenances, including one-half interest in the aforesaid party wall.

SUBJECT TO the exceptions, reservations and condition as set forth in a Deed of record recorded in Huntingdon County Deed Book 12, page 147.

EXCEPTING AND RESERVING unto Rockhill Coal Company, its successors and assigns, out of the premises hereby granted, all of the coal and other minerals of every character, solid, liquid and gaseous, including but not limited to fire clay, ore, oil, gas and fissionable materials, together with the following free and uninterrupted rights: (a) to examine, explore, mine and remove the said coal and other minerals; (b) to exercise all of the rights necessary for the mining and removal of the said coal and other minerals, and other coal and other minerals of Rockhill Coal Company, its successors and assigns; and (c) to haul other coal and other minerals through and under said premises, free of charge. The said Grantees, for themselves, their heirs, executors, administrators and assigns, in consideration of this conveyance, do hereby remise, release and forever discharge the said Rockhill Coal Company, its successors and assigns, from all liability as follows: (a) for any and all damages to the surface and strata of said premises, the waters therein or thereon and the buildings and improvements now or hereafter erected thereon, which have been.

Tract #2

54-12-59

BEGINNING at a point on the South side of South Main Street and being the common corner of Lot #32 South Main Street being described and Lot #30 adjoining;

thence along the division line between said Lot #32 and Lot #30 passing through the center of the party wall which serves to divide the double frame dwelling house erected on said Lot #32 and Lot #30 into two single dwellings or residences, S 400 43' E a distance of 157 feet, more or less, to a point on the North side of Walnut Street; thence along said Walnut Street, S 490 1 7' W a distance of 50 feet, more or less, to a point and being the common corner of said Lot #32 and Lot #34 adjoining; thence along the division line between the said Lot #32 and Lot #34, N 400 43' W a distance of 157 feet, more or less, to a point on the South side of South Main Street; thence along said South

Main Street, N 49 0 17' E a distance of 50 feet, more or less, to the place of beginning.

BEING Lot No. 32 fronting on said South Main Street as shown on the plan of the Village of Robertsdale, said plan being recorded in the Office of the Recorder of Deeds for Huntingdon County in Deed Book A, No. 8, page 697, together with a single frame dwelling or residence erected on said Lot #32 and appurtenances including one-half (1/2) interest in the aforesaid party wall.

Being the same premises which Delores I. Rourke, by Deed dated 1 1/21/2014 and recorded 11/26/2014, in the Office of the Recorder of Deeds in and for the County of Huntingdon, in Deed Book 2014, Page 6442, granted and conveyed unto Delores I. Rourke and Doris Jean Rourke, each an undivided one-half (1/2) interest, as joint tenants with the right of survivorship.

AND the said Delores I. Rourke has departed this life on or about 11/4/2017, thereby vesting title of the mortgaged premises unto Doris Jean Rourke.

AND the said Doris Jean Rourke has departed this life on or about 04/02/2024, thereby vesting title of the mortgaged premises unto Cody Rourke.

Premises Being: 673 MAIN ST, Robertsdale, PA 16674

PROPERTY ADDRESS: 673 Main Street, Robertsdale, PA 16674

UPI / TAX PARCEL NUMBER: 54-12-58 & 54-12-59

Seized and taken into execution to be sold as the property of CODY ROURKE A/K/A CODY D. ROURKE, EXECUTOR OF THE ESTATE OF DORIS JEAN ROURKE, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS, INC..

---

**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