

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-284

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 that certain parcel of ground situate in West Township, Huntingdon County, Pennsylvania, more fully bounded and described as follows:

Beginning at a point on line of Parcel D in a Plan of Subdivision and corner of lands now or formerly of Raymond McGargle, et al; thence along the line of lands of said Raymond McGargle, et al, the following ten courses and distances:

1. South eighty-nine (89) degrees ten (10) minutes West two hundred sixty and eight tenths (260.8) feet to a point;
2. North fifty-four (54) degrees thirty-five (35) minutes West five hundred sixty-five and onetenth (565.1) feet to a point;
3. North seventy-four (74) degrees ten (10) minutes West five hundred three and three tenths (503.3) feet to a point;
4. North five (05) degrees ten (10) minutes West three hundred ninety-one and four tenths (391.4) feet to a point;
5. South seventy-seven (77) degrees thirty (30) minutes West five hundred eleven and two tenths (511.2) feet to a point;
6. South one (01) degree ten (10) minutes West fifty-seven and eight tenths (57.8) feet to a point;
7. South eighty (80) degrees ten (10) minutes West eight hundred twenty-seven and two-tenths (827.2) feet to a point;
8. North five (05) degrees forty-five (45) minutes West five hundred ninety-one and four tenths (591.4) feet to a point;
9. North sixty-five (65) degrees zero (00) minutes East six hundred ninety-five and six-tenths (695.6) feet to a point;
10. North twenty (20) degrees forty-five (45) minutes West four hundred fifty-five and eight tenths (455.8) feet to a found planted stone at corner of parcel A in a Plan of Subdivision; Thence along line of Parcel A the following four courses and distances:

1. North sixty-five (65) degrees twenty-eight (28) minutes thirty-nine (39) seconds East four hundred seventy-three and sixty-eight hundredths (473.68) feet to a set iron pin;
2. North fifty-one (51) degrees fifty-seven (57) minutes fourteen (14) seconds East nine hundred two and twenty-one hundredths (902.21) feet to a set iron pin;
3. North seventy-one (71) degrees thirteen (13) minutes thirty-four (34) seconds East eight hundred fifty-nine and fifteen hundredths (859.15) feet to a set iron pin;
4. North forty-seven (47) degrees fifty-five (55) minutes forty-five (45) seconds East three hundred three and sixteen hundredths (303.16) feet to a set iron pin at the corner of Parcel F in a plan of subdivision, a copy of which is attached to this Deed and is a plan of subdivision of Africa Engineers and Land Surveyors, Inc. dated September 26, 2008 (Drawing No. 12,212); thence along the line of Parcel F, South twenty-two (22) degrees four (04) minutes fifty-two (52) seconds East six hundred sixty-five and thirty-four hundredths (665.34) feet to a point; thence along the line of lands now or formerly of Mower, the following six courses and distances: (1) South thirty-nine (39) degrees five (05) minutes West one thousand five hundred forty-six and thirty one-hundredths (1546.30) feet to a point; (2) South sixty-seven (67) degrees fifty-five (55) minutes East four hundred fifty-three and eight tenths (453.8) feet to a point; (3) South twentysix (26) degrees fifty-five (55) minutes East two hundred forty-seven and five tenths (247.5) feet to a point; (4) South eighty-eight (88) degrees twenty-five (25) minutes East six hundred seventy-six and five tenths (676.5) feet to a point; (5) South sixty-nine (69) degrees twenty-five (25) minutes East two hundred sixty-four (264.00) feet to a point; (6) South twenty-two (22) degrees fifty-five (55) minutes East thirty-eight (38) feet, more or

less, to line of Parcel D in a plan of Subdivision; thence along line of Parcel D, the following three courses and distances: (1) South thirty-six (36) degrees thirty-one (31) minutes West five hundred forty- seven (547) feet, more or less, to a point; (2) North eighty-six (86) degrees forty-three (43) minutes West four hundred nine (409.00) feet, more or less, to a point; (3) South zero (00) degrees fifty-five (55) minutes East three hundred fifty-five and nine-tenths (355.9) feet to a point and place of beginning.

Containing 104.149 acres.

Property Address: 5123 Ormsby Road Petersburg, PA 16669

Tax ID: 53-09-14

PROPERTY ADDRESS: 5213 Ormsby Road, Petersburg, PA 16669

UPI / TAX PARCEL NUMBER: 53-09-14

Seized and taken into execution to be sold as the property of TARA E ORMSBY in suit of NATIONSTAR MORTGAGE LLC.

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:
DYLAN CHESS, ESQUIRE
Iselin, NJ 445-207-4041

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania