

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-409

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.

Land situated in the Borough of Broad Top City in the County of Huntingdon in the State of PA :

Beginning at a point situate on the Northern right of way line of an existing street and being the common corner of Lot No. 17 and the Lot herein conveyed; thence along said right of way line north 88 degrees 8 minutes 35 seconds West 107.50 feet to a point situate at a common boundary with the Southeastern corner of Lot No. 15 and the Southwestern corner of the Lot herein conveyed; thence along the common boundary between the Lot herein conveyed and Lot No. 15 and a portion of Lot No. 13 North 1 degree 51 minutes 25 seconds East 175 feet to a point; thence along the common boundary between the Lot herein conveyed and Lot No. 8 South 88 degrees 8 minutes 35 seconds East 107.50 feet to a point situate at the common boundary with the Southeastern corner of Lot No. 8 and the Northeastern corner of the Lot herein conveyed; thence along the Lot No. 17 South 1 degree 51 minutes 25 seconds West 175 feet to a point and the place of Beginning.

Containing 0.43 of an acre and being Lot No. 16 in the Carl Ross, Jr. Subdivision, said subdivision being recorded December 8, 1992 in the Office of the Recorder of Deeds of Huntingdon County, Pennsylvania, in Plan Book 7 at Page 66.

Excepting and reserving unto the Grantor, their Heirs and Assigns, a 5 foot utility easement on each side of the adjoining property lot lines and 10 feet along the right of ways as more fully set forth in the aforesaid plan.

Under and subject, nevertheless, to the express restriction which shall run with the land that the real estate described as Lot No. 17 shall not be used for any other purpose than for a personal residence.

Property address: 3959 Barn St, Broad Top, PA 16621-8316 Parcel No. 05-01-45

BEING the same premises which Rae Lynn Morgan and Joshua Morgan by Deed dated May 9, 2023 and recorded in the Office of Recorder of Deeds of Huntingdon County on May 15, 2023 at Book 0, Page 0 granted and conveyed unto Rae Lynn Morgan and Joshua Morgan.

PROPERTY ADDRESS: 3959 Barn Street, Broad Top, PA 16621-8316

UPI / TAX PARCEL NUMBER: 05-01-45

Seized and taken into execution to be sold as the property of JOSHUA MORGAN, RAE LYNN MORGAN in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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:
STEVEN P. KELLY, ESQUIRE
Warrington, PA 215-572-8111

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania