

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-249

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.

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All that certain lot of ground, with buildings and improvements thereon erected, lying and being situated in Wood Township, Huntingdon County, Pennsylvania, bounded and described as follows:

Beginning at a post 344 feet from a stone corner on the southwest and lands now or formerly of Jesse O. McClain and the Rock-hill Iron and Coal Company; thence North 40 degrees 28 minutes East 23 1 feet along lands now or formerly of Jesse O. McClain to a post and lands now or formerly of Charles Teretts; thence South 66 degrees 58 minutes East. 100 feet to a post and lands now or formerly of Jesse O. McClain and Charles Teretts; thence South 40 degrees 28 minutes West. 23 1 feet along lands now or formerly of Jesse O. McClain to a post and lands now or formerly of Rockhill Iron and Coal Company; thence North 66 degrees 58 minute West, 100 feet to the place of beginning. Containing 85 rods, more or less.

Being the same property as conveyed from Blessing Okoro to Maria S. Darcy as set forth in Deed Instrument #2023-003649 dated 10/02/2023, recorded 10/10/2023, Huntingdon County, Pennsylvania.

UPI/PIN/Tax I.D: 54-11-34

Being known as: 537 Scellini Street, Robertsdale, Pennsylvania 16674.

PROPERTY ADDRESS: 537 Scellinia Street, Robertsdale, PA 16674

UPI / TAX PARCEL NUMBER: 54-11-34

Seized and taken into execution to be sold as the property of MARIA S DANCY (DARCY) in suit of PENNYMAC LOAN SERVICES, LLC.

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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:  
MARISA J. COHEN, ESQUIRE  
Philadelphia, PA 215-790-1010

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