

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-1108

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, MAY 28, 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.

Tax Id Number(s): 49-11-12

Land situated in the Township of Todd in the County of Huntingdon in the State of PA

ALL right, title and interest to those five certain tracts or parcels of land situated in the Township of Todd, County of Huntingdon and State of Pennsylvania, bounded and described as follows, to wit:

1. BEGINNING at a chestnut corner; thence South 18 3/4 degrees East 832 feet along lands now or formerly of Perry Benson, deceased, to a post; thence along lands now or formerly of the William H. Benson Estate North 53 degrees East 822 feet to a stone; thence along Tract Number 2 hereinafter described and along lands now or formerly of H.S. Greene's heirs North 36 1/2 degrees West 785 feet to a stone; thence along lands now or formerly of H.S. Greene's heirs South 53 1/2 degrees West 562 feet to the place of beginning. CONTAINING 12 acres and 40 perches.

2. BEGINNING at a stone corner; thence North 36 1/2 degrees West along Tract Number 1 hereinbefore described 330 feet to a stone; thence along lands now or formerly of H.S. Greene's heirs North 53 degrees East 792 feet to a stone; thence South 36 1/2 degrees East 331 feet along lands now or formerly of H.S. Greene's heirs to a stone; thence South 53 degrees West 792 feet along lands now or formerly of the William H. Benson Estate to the place of beginning. CONTAINING 6 acres.

3. BEGINNING at a corner at public road; thence North 52 1/2 degrees East 214 1/2 feet along lands now or formerly of the said William H. Benson Estate to a stone; thence North 37 1/2 degrees West 214 1/2 feet along lands now or formerly of H.S. Greene's heirs to a stone; thence South 52 1/2 degrees West 269 1/2 feet along lands now or formerly of H.S. Greene's heirs to corner in public road; thence along said road South 52 degrees East 220 1/2 feet to the place of beginning. CONTAINING 1.12 acres. HAVING THEREON ERECTED a frame dwelling, frame barn and other outbuildings.

4. BEGINNING at a stone corner on line of lands now or formerly of B.A. Benson and the W.H. Benson Estate; thence North 53 3/4 degrees East 37 rods to corner in public road; thence North 5 1 1/4 degrees West 25 5/6 rods to corner in public road; thence South 48 1/2 degrees West 52 rods to stone corner on line between lands now or formerly of the W.H. Benson Estate and A.S. Greene and Mrs. F.M. Chilcote; thence North 53 3/4 degrees East 21 rods to stone corner of tract now or formerly of the W.H. Benson Estate; thence South 35 3/4 degrees East 20 rods to the place of beginning. CONTAINING 5 acres and 24 1/2 perches, more or less.

5. BEGINNING at a stone corner on line bounded by lands now or formerly of B.A. Benson and the W.H. Benson Estate; thence North 53 1/4 degrees East 1 rod to stone corner; thence North 36 3/4 degrees West 13 rods to stone corner; thence South 53 1/4 degrees West 1 rod to stone corner between lands now or formerly of the W.H. Benson Estate and A.S. Greene and Mrs. F.M. Chilcote; thence by lands now or formerly of the W.H. Benson Estate South 36 3/4 degrees East 13 rods to the place of beginning. Containing 13 perches.

Commonly known as: 4939 Grange Hall Rd, Broad Top, PA 16621-8336

Being the same premises which Jennifer M. Kowalchik, by Deed dated 06/12/2018 and recorded 07/02/2018, in the Office of the Recorder of Deeds in and for the County of Huntingdon, in Deed Instrument No. 2018-002602, granted and conveyed unto Christian T. Ruhlman, in fee.

PROPERTY ADDRESS: 4939 Grange Hall Road, Broad Top, PA 16621

UPI / TAX PARCEL NUMBER: 49-11-12

Seized and taken into execution to be sold as the property of CHRISTIAN T RUHLMAN A/K/A CHRISTIAN RUHLMAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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