

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-724

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, JULY 30, 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 situate in the Borough of Shade Gap and Dublin Township, Huntingdon County, Pennsylvania, being more particularly bounded and described as follows:

Parcel #1 :

BEGINNING at an iron pin a corner of the lot herein conveyed and lands now or formerly of Jane E. Cramer et al, said iron pin being located on the border line between Shade Gap Borough and Dublin Township; thence along line of lands now or formerly of Jane E. Cramer, et al, S 11 0 37' 13" W 120.13 feet to an iron pin at corner of lands now or formerly of Robert Parson; thence along line of lands now or formerly of Robert Parson, N 72 0 29'

58" W 191.05 feet to an iron pin; thence along the same, N 11 0 21' 52" E 86.93 feet to an iron pin located on the border line between Shade Gap Borough and Dublin

Township; thence along line of lands now or formerly of Wayde Cisney, et ux, N

11 0 02' 27" E 77.21 feet to an iron pin (set) ; thence along line of lands now or formerly of Wayde H. Cisney, et ux, along a 40—foot right of way along a curve with a delta of 80 0 27' 10", a radius of 92.39 feet, an arc length of 129.73 feet, a chord length of 119.33 feet and a chord bearing of S 42 0 14' 49" E to an iron pin (set) ; thence along the same, S 82 0 28' 24" E (incorrectly stated as W in previous Deed) 95.07 feet to an iron pin, the place of beginning .

CONTAINING .04 acre located in Shade Gap Borough and .45 are located in Dublin Township according to a Plan of Survey by G & S Surveys dated November 2, 1999 .

TOGETHER WITH the use of a forty (40) foot right of way leading from Township Road T—408 to the subject parcel. The Grantee further acknowledges and agrees with the acceptance of this Deed to share in the maintenance of the road with the other owners of the lots that use the subject right of way.

Parcel #2:

BEGINNING at a railroad spike in the center of Township Road T—408 at corner of lands now or formerly of Barry E. Shipley, et ux; thence along the approximate center of Township Road T-408, S 13 0 00'

40" W 92.66 feet to a railroad spike; thence along line of lands now or formerly of Jane E. Cramer, et al, N

81 0 07' 10" W 5.24 feet to a railroad spike; thence along the same along a curve with a delta of 91 0 21' 15", a radius of 25.00 feet, an arc length of 39.86 feet, a chord length of 35.77 feet and a chord bearing of N 36 0 47' 48" W, to a point; thence along the same, N 82 0 28 t 25" W 109.80 feet to an iron pin; thence along line of lands now or formerly of James Carl Cisney, et ux, N 82 0 28 t 24" E 190.92 feet to an iron pin;thence along line of lands now or formerly of Wayde H. Cisney, et ux,

N 11 0 02' 27" E 201.98 feet to a post; thence S 85 0 47' 21" E 40.29 feet to an iron pin set; thence along line of lands now or formerly of Toby H. Caudill, et ux, s 11 0 02' 27" W 75.56 feet to an iron pin set; thence along line of lands now or formerly of Barry E. Shipley, et ux, s 11 0 02' 27" W 33.12 feet to an iron pin set; thence along a curve with a delta of 93 0 30' 51", a radius of 50.00 feet, an arc length of 8.161 feet, a chord length of 72.85 feet, and a chord bearing of S 35 0 42' 59" E, to an iron pin set; thence along the same, S 82 0 24' W 99.43 feet to an iron pin set; thence along a curve with a delta of 88 0 38' 46" a radius of 25.00 feet, an arc length of 38.68 feet, a chord length of 34.94 feet and a chord bearing of N 53 0 12' 13' E to a point; thence along the same, S 81 0 07' 10" E 11. 91 feet to a railroad spike in the center of Township Road T —408, the place of beginning.

This parcel is the fee simple description of land being the road accessing other lands of James Carl Cisney, et ux, and other adjoining lots . This land is under and subject to the various rights of ways granted to the individual lot owners in the area.

BEING the same lands conveyed by the Jack L. Ramsey, unmarried and

Betty M. Ramsey, unmarried, to Cheyenne L. Brady, by Deed dated November 23, 2009, recorded in Huntingdon County Record Book 963, page 270.

PROPERTY ADDRESS: 21272 Main Street, Shade Gap, PA 17255

UPI / TAX PARCEL NUMBER: 41-01-01 & 12-03-42.1

Seized and taken into execution to be sold as the property of CHEYENNE L BRADY in suit of SHADE GAP AREA JOINT MUNICIPAL AUTHORITY.

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:
NICOLE S. MILLER, ESQUIRE
McConnellsburg, PA 717-485-4515

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania