

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-791

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 THAT CERTAIN piece, parcel or plot of land, with buildings and improvements thereon erected, situate in the Township of Walker, County of Huntingdon and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a spike in the center of State Route 3037; thence along the centerline of said State Route South 43 degrees 39 minutes 20 seconds West, 282.98 feet to a spike; thence along the center of a 33-foot wide road or right of way, North 49 degrees 40 minutes 55 seconds West, 454.91 feet to a spike; thence North 12 degrees 49 minutes 21 seconds West, 169.92 feet to an iron pin; thence North 59 degrees 58 minutes 59 seconds West, 410 feet to an iron pin; thence North 37 degrees 16 minutes 08 seconds East, 176.88 feet to a post; thence North 44 degrees 35 minutes 42 seconds West, 651.97 feet to an iron pin; thence North 44 degrees 30 minutes 18 seconds East, 710.89 feet to an iron pin; thence South 32 degrees 51 minutes 12 seconds East, 809.66 feet to an iron pin; thence South 06 degrees 14 minutes 27 seconds East, 644.21 feet to an iron pin; thence South 47 degrees 40 minutes 33 seconds East, 375.20 feet to a spike in the center of State Route No. 3037 and the place of BEGINNING.

CONTAINING 19.56 acres (excluding highway right of way) and having thereon erected a frame and brick dwelling house.

BELONGING designated as Lot No. 1 on a Plan of Lots prepared by George R. Campbell, Registered Surveyor, dated April 18, 1990.

BENIGN KNOWN AS: 4945 DEER PATH DRIVE FKA 3 RR 3 BOX 73 HUNTINGDON, PA 16652

PROPERTY NUMBER: 51-08-28.11

BEING THE SAME PREMISES WHICH WARRIOR ROGE RETREAT, INC. BY DEED DATED 2/5/1998 AND RECORDED 2/6/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 459 AT PAGE 688, GRANTED AND CONVEYED UNTO REED D. WILLIS, JR.

PROPERTY ADDRESS: 4945 Deer Path Drive f/k/a RR#3, Box 73A, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 51-08-28.11

Seized and taken into execution to be sold as the property of REED D WILLIS, REED D. WILLIS, JR., UNITED STATES OF AMERICA in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

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:
GERALDINE M. LINN
Philadelphia, PA 215-627-1322

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania