

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1380

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 - Bailey Building, Conference Room, 233 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

THURSDAY, OCTOBER 19, 2023
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 MESSUAGE, TENEMENT, AND TRACT OF LAND, WITH BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF MOUNT UNION, COUNTY OF HUNTINGDON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF MILFORD STREET TWO HUNDRED TEN (210) FEET EAST OF THE EASTERN LINE OF DIVISION STREET AND FRONTING FORTY-FIVE (45) FEET ON THE NORTHERN LINE OF MILFORD STREET AND EXTENDING IN DEPTHS OF SAME WIDTH BETWEEN PARALLEL LINES ONE HUNDRED SIXTY (160) FEET TO AN ALLEY. HAVING THEREON ERECTED A TWO-STORY FRAME DWELLING HOUSE AND FRAME GARAGE AND BEING NUMBERED 19 EAST MILFORD STREET.

BEING THE SAME PREMISES which Yvette J. Crain, an Adult Individual, by Deed dated 4/19/2018 and recorded in the Office of the Recorder of Deeds of Huntingdon County on 4/24/2018 in Instrument No. 2018-001569, granted and conveyed unto Cody M. Bowser.

BEING known as 19 East Milford Street, Mount Union, Pennsylvania 17066

PARCEL 4 33-04-74

PROPERTY ADDRESS: 19 East Milford Street, Mount Union, PA 17066

UPI / TAX PARCEL NUMBER: 33-04-74

Seized and taken into execution to be sold as the property of CODY M BOWSER in suit of PENNYMAC LOAN SERVICES, 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:
HARRY B REESE, ESQUIRE
Trevose, PA 215-942-2090

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania