

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-1322

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 lot or parcel of ground situate in the Borough of Mount Union, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING forty-four (44) feet on the northerly side of Halley Street and extending back therefrom northwardly along Jefferson Street, one hundred ten (110) feet to lot now or formerly of Robert Rosensteel. HAVING THEREON ERECTED a two-story frame dwelling house.

BEING KNOWN AS: 320 SOUTH JEFFERSON STREET, MOUNT UNION, PA 17066

PROPERTY ID NUMBER: 32-03-96

BEING THE SAME PREMISES WHICH ROBERT R. MOORE, JR. BY DEED DATED 6/26/2013 AND RECORDED 7/22/2013 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #2013-003930, GRANTED AND CONVEYED UNTO ROBERT A. KLOUSER AND STACY N. KLOUSER.

PROPERTY ADDRESS: 320 South Jefferson Street, Mount Union, PA 17066

UPI / TAX PARCEL NUMBER: 32-03-96

Seized and taken into execution to be sold as the property of ROBERT A KLOUSER, STACY N KLOUSER 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:
DANIELLE DILEVA, ESQUIRE
Philadelphia, PA 215-627-1322

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania