

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-1341

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, AUGUST 22, 2024  
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 piece of ground situate in the Borough of Mapleton, County of Huntingdon and Commonwealth of Pennsylvania, more fully bounded and described as follows:

BEGINNING at an iron pin at the northwest corner of lot owned now or formerly by William H. Culbertson (formerly John Clemens heirs); thence along the West side of Callowhill Street, North 7 degrees West 65 feet to a stone corner; thence North 66 degrees 4 minutes West 100 feet to a stone corner; thence South 14 degrees West 65 feet to a stake of iron pin; thence by low not of formerly of William H. Culbertson, South 66 degrees 45 minutes East 106 feet to an iron pin at the place of beginning.

ALSO, ALL THAT CERTAIN piece, parcel of lot of ground situate in the Borough of Mapleton (erroneously set forth in a prior deed as being Union Township), County of Huntingdon, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the public road which said point is on the western side of a ten (10) foot alley adjoining other lands now or formerly of Mary H. Werner, widow; thence North 65 degrees West 99 feet, more or less, along the western side of the said ten (10) foot alley to a cement post; thence on a line parallel to the public road herein referred to 41 feet, more or less, to an iron post; thence South 65 degrees East 98 feet, more or less, to an iron post on the northern side of said public road above referred to South 9 degrees West 38 feet, more or less, to a point and place of beginning.

BEING known as Huntingdon County Tax Parcel No. 26-01-15

Property Address (for informational purposes only): 13305 Smith Valley Road, Mapleton Depot, PA 17052

BEING the same premises which title became vested to Abigail L. Houser from Alicia Grove now known by marriage as Alicia Mann; by deed dated July 12, 2018 and recorded September 12, 2018 at Instrument Number 2018-003849 in the Office of the Recorder of Deeds of Huntingdon County, PA.

PROPERTY ADDRESS: 13305 Smith Valley Road, Mapleton Depot, PA 17052

UPI / TAX PARCEL NUMBER: 26-01-15

**Seized and taken into execution to be sold as the property of ABIGAIL L HOUSER in suit of NATIONSTAR MORTGAGE 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:  
CHRISTOPHER A DENARDO, ESQUIRE  
Wayne, PA 610-278-6800

**JEFFREY E. LEONARD, Sheriff**  
HUNTINGDON COUNTY, Pennsylvania