

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-578

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, DECEMBER 19, 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 parcel of land, with the buildings and improvements thereon erected, situate in the Borough of Huntingdon, County of Huntingdon, Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING 25 feet on the northern side of Moore Street and extending back of equal width 63 1/2 feet to another part of the same log of ground.

BEING bounded on the South by Moore Street; on the East by lot now or formerly of Edward Minaya, now or formerly of S.L. Realty, a Limited Partnership; on the North by lot formerly of Mrs. Harry Finley, now or formerly Ernest I. Garner; and on the West by Fifth Street.

BEING a part of Lot No. 1 in the Rev. John Pebles Addition to the Borough of Huntingdon.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING 1040WN AND NUMBERED AS 431 MOORE STREET, HUNTINGDON, PA 16652.

PARCEL 18-03-129

BEING THE SAME PREMISES WHICH Juanita M. Fisher, by Deed dated October 26, 2020, and recorded October 30, 2020, in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania, Instrument No. 2020-005106, granted and conveyed unto Christopher L. Earlston and Emily K. Hooper.

PROPERTY ADDRESS: 431 Moore Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 18-03-129

Seized and taken into execution to be sold as the property of CHRISTOPHER LEE EARLSTON, EMILY K (HOOPER) EARLSTON in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

**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:  
Leon P Haller, Esquire  
Harrisburg, PA 717-234-4178

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