

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-979

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 CERTAN parcel or lot of land, with buildings and improvements thereon erected, situated in the Borough of Birmingham, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING 35 feet on the Southeastern side of Market Street and extending back therefrom 99 feet to an alley designated as Public Avenue; bounded on the Northwest by Market Street; on the Northeast by lot now or formerly of Fred Kaup; on the Southeast by an alley designated as Public Avenue and on the Southwest by an alley designated as Center Alley.

HAVING thereon erected a two-story frame dwelling and frame barn.

BEING AS: 4057 Market Street, Tyrone, PA 16686

BENG THE SAME PREMISES which Lewis L. Steele and Thelma M. Steele, by Deed dated

August 18, 1992 and recorded October 14, 1982 in the Office of the Recorder of Deeds in and for Huntingdon County in Deed Book Volume 168, Page 803, granted and conveyed unto Lewis L. Steele and Thelma M. Steele.

Lewis L. Steele departed this life on March 26, 2008.

PARCEL #03-01-17

PROPERTY ADDRESS: 4057 Market Street, Tyrone, PA 16686

UPI / TAX PARCEL NUMBER: 03-01-17

Seized and taken into execution to be sold as the property of THELMA M STEELE in suit of CITIZENS BANK , N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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:
Gregory Javardian, Esquire
Southampton, PA 215-942-9690

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania