

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-847

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:

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 ground situate in the Borough of Alexandria, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING sixty (60) feet on the North side of Main Street in said Borough and extending back therefrom of equal width a distance of two hundred (200) feet to Canal Street

HAVING THEAEON ERECTED a two and one-half story frame dwelling house and garage.

EXCEPTING from this conveyance a parcel of ground conveyed by deed from Frederick L. Cullinan to Robert P. Foster, dated November 14, 1981, and recorded in Deed Book 164, Page 706.

Tax ID Number 01-01-36

PROPERTY ADDRESS: 411 Main Street, Alexandria, PA 16611

UPI / TAX PARCEL NUMBER: 01-01-36

Seized and taken into execution to be sold as the property of **STEPHANIE ZELEM A/K/A STEPHANIE HAMMERS** in suit of **COMMUNITY STATE BANK OF ORBISONIA**.

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:
LAWRENCE L NEWTON, ESQUIRE
Huntingdon, PA 814-643-3820

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania