

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-16

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, MARCH 27, 2025**  
**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 of ground situate in Smithfield Township, Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING 50 feet on the southern side of Mount Vernon Avenue, and extending southward of equal width for a distance of 150 feet to an alley. Being Lot No. 2 in Block 14 in lots laid out by J. Murray Africa for John E Smucker, Executor of Frank Hefright Estere, which plan is recorded in the Recorder's Office for Huntingdon County, in Miscellaneous Book No. 10, page 207. This lot is bounded on the west by lot now or late of Anna Speck and on the East by property now late of Donna Pecht.

Being premises known and numbered as 1104 Mount Vernon Avenue, Huntingdon, PA 16652

Tax Parcel Number: 44-06-118

BEING the same premises which Lisa L. Davis by Deed dated September 27, 1999 and recorded in the Official Records of Huntingdon County on October 1, 1999 in Deed Book Volume 51 7, Page 0012, as Instrument Number 007252 granted and conveyed unto Frank G. Davis.

Frank G. Davis has departed this life on September 10, 2022

Robert Flacco, Esq., Friedman Vartolo LLP, Attorney for Plaintiff

Judgment Amount: \$82,359.13

Premise Being: 1 104 Mount Vernon Avenue, Huntingdon, PA 16652

Seized and sold as the property of Edward B. Davis as Administrator of the Estate of Frank G. Davis

A/K/A Frank Davis and Known Heir of Frank G. Davis A/K/A Frank Davis, Deceased

PROPERTY ADDRESS: 1104 Mount Vernon Avenue, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 44-06-118

Seized and taken into execution to be sold as the property of EDWARD B DAVIS, AS ADMINISTRATOR OF THE ESTATE OF FRANK G DAVIS A/K/A FRANK DAVIS AND KNOWN HEIR OF FRANK G DAVIS A/K/A FRANK DAVIS, DECEASED in suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INTENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2.

**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:  
ROBERT FLACCO, ESQUIRE

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