

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-960

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, JUNE 26, 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.

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ALL that certain lot ground situate in Three Springs Borough, County of Huntingdon and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point of the northeastern intersection of Church and School Street; thence in a general southeasterly direction along the northern boundary of School Street a distance of 103 feet to a corner approximately 20 feet from a cement wall; thence in an easterly direction a distance of 138 feet along land now or formerly of E.A. Hudson Estate to a post; -thence in a northern direction to the Church boundary a distance of 103 feet to a corner of land now or formerly of Jack and Edna thence along the boundary line of Church Street a distance of 138 feet in a southwesterly direction to a point at the northeastern intersection of Church and School Street, or the point of beginning.

Tax Parcel No. 48-02-24

PROPERTY ADDRESS: 21259 Church Street, Three Springs, PA 17264

UPI / TAX PARCEL NUMBER: 48-02-24

Seized and taken into execution to be sold as the property of JEFFREY D HARPER in suit of COMMUNITY STATE BANK OF ORBISONIA.

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**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