

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-1305

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, JULY 24, 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 tract of land situate in the Huntingdon Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING 25 feet to the West side of Warm Springs Avenue and extending back therefrom of equal width 75 feet, more or less, to an alley. Bounded on the North by lot now or formerly of Maud M. Rupert and having thereon erected a two stow frame dwelling house and other improvements.

Huntingdon County Tax Parcel No. 20-01-116

PROPERTY ADDRESS: 1118 Warms Springs Avenue, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 20-01-116

Seized and taken into execution to be sold as the property of CORY A EDWARDS, BRANDY M. HALL 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