

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-135

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 Courthouse Commissioners Meeting Room, 223 Penn Street, Huntingdon, Huntingdon County, Pennsylvania in the Town of Huntingdon County of Huntingdon, Commonwealth of Pennsylvania on:

THURSDAY, SEPTEMBER 25, 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 or piece of ground, with buildings and improvements thereon erected, situate in Shirleysburg Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING 60 feet on the western side of Main Street and extending back therefrom at right angles thereto, in depth of the same width, 140 feet to an alley; being bounded on the North by lot now or formerly of Joseph B. Gray, on the East by State Highway 522; on the South by an alley; and on the West by an alley; having thereon erected a two story frame dwelling house and frame outbuildings.

PROPERTY ADDRESS: 17004 Croghan Pike, Shirleysburg, PA 17260

UPI / TAX PARCEL NUMBER: 43-02-03

Seized and taken into execution to be sold as the property of SARA L. KREIDER 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