

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-00245

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.

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ALL that certain lot of ground situate in Smithfield Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at the southeastern corner of Mt. Vernon Avenue and Pine Street; thence along Mt. Vernon Avenue fifty eight (58) feet, more or less, to lot now or formerly of R. Alton Gracey; thence in a southern direction seventy five (75) feet, more or less, to lot now or formerly of Frank I. Bush, et ux.; thence in a western direction to Pine Street a distance of fifty eight (58) feet, more or less; thence along Pine Street seventy five (75) feet, more or less, to the place of beginning. HAVING THEREON ERECTED a two story dwelling and BEING a part of Lot Nos. 48 and 54 of the plan of lots in Jacobs Addition to the Village of Smithfield.

Being known as: 200 Pine Street, Huntingdon, PA 16652

Being the same property conveyed to Paul V. Ellis, III and Matthew J. Ellis who acquired title, with rights of survivorship, by virtue of a deed from Gregory P. Ciccarelli and Angela S.

Ciccarelli, his wife, dated January 14, 2019, recorded January 16, 2019, as Instrument Number 2019-000185, and recorded in Book 2019, Page 1 85, Office of the Recorder of Deeds, Huntingdon County, Pennsylvania.

INFORMATIONAL NOTE: Paul V. Ellis, 111 died December 6, 2019, and through survivorship interest passed to Matthew J. Ellis.

PROPERTY ADDRESS: 200 Pine Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 44-07-111

Seized and taken into execution to be sold as the property of MATTHEW J. ELLIS in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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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:  
Meredith H. Wooters, Esquire  
Columbus, OH 614-220-5611

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