

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-246

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, NOVEMBER 20, 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 those two (2) certain parcels of ground located on the public road leading from Mount Union to Shirleysburg situate in Shirley Township, Huntingdon County, Pennsylvania, bounded and described as follows:

LOT NO. 1 : BEGINNING at a point seventy one (71) feet from the Southeast corner of the lot now or formerly owned by Edward Showalter, and adjacent to the lot now or formerly owned by Isaac E Secrest and wife and twenty five (25) feet from the center of the State Highway, thence along the line of the said Highway in a Southerly direction from the point of beginning fifty (50) feet to a point along line of the said State Highway; thence South seventy two (72) degrees, thirty six (36) minutes East, two hundred twenty five (225) feet to a point along an alley twenty (20) feet wide; thence in a Northeasterly direction fifty (50) feet to the line of the said Isaac Secrest lot; thence along the Secrest lot a distance of two hundred twenty five (225) feet to the place of beginning.

LOT NO. 2: Lot No. 2 is immediately back of the above lot and separated only by a twenty (20) foot alley and described as follows: BEGINNING at the Southeast corner of the lot now or formerly owned by Isaac E. Secrest and extending along the West side of the said twenty (20) foot alley a distance of fifty (50) feet to a point; thence in a Southwest direction and parallel to the Secrest lot one hundred seventy five (175) feet to a point; thence in a Northeasterly direction a distance of fifty (50) feet to a point on the line of the Secrest lot and parallel with the State Highway; thence along the Secrest line a distance of one hundred seventy five (175) feet to the point of beginning, and along the said twenty (20) foot alley.

BEING the same premises which Brian N. Wray and Donna K. Wray formerly Donna K. McGarvey, his wife, by Deed dated October 30, 1998 and recorded in the Official Records of Huntingdon County on November 4, 1998 in Deed Book Volume 485, Page 0495, granted and conveyed unto Brian N. Wray and Donna K. Wray formerly Donna K. McGarvey.

16230 Croghan Pike, Shirleysburg, PA 17260

Tax Parcel Number: 42-16-13 (f/k/a 42-16-13 and 42-16-13.1)

PROPERTY ADDRESS: 16230 Croghan Pike, Shirleysburg, PA 17260

UPI / TAX PARCEL NUMBER: 42-16-13

Seized and taken into execution to be sold as the property of BRIAN N WRAY, DONNA K WRAY A/K/A DONNA K. MCGARVEY in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

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:
DANIELLE JOHNSON, ESQUIRE
Garden City, NY 212-471-5100

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania