

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-533

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:

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:

FRONTING 35 feet on Pine Street and extending North or Northwestwardly therefrom, of equal width 37 1/2 feet to Lot No. 11 in the below referenced Plan of Lots,

BOUNDED on the North or Northwest by Lot No. 11, on the Northeast by lands now or formerly of Roy D Bryant and wife, on the South by Pine Street and on the West by a 15 foot alley.

SUBJECT to all existing mortgages.

BEING KNOWN AS: 107 Pine Street, Huntingdon, PA 16652

BEING THE SAME PREMISES which Ruth H. Carper and H. Randall Carper, by Deed dated

January 2, 2008 and recorded January 8, 2008 in the Office of the Recorder of Deeds in and for Huntingdon County in Deed Book Volume 879, Page 759, granted and conveyed unto Casey L. Wible and Michelle L. Wible.

Michelle L. Wible departed this life on June 29, 2024.

PARCEL #44-07-39

PROPERTY ADDRESS: 107 Pine Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 44-07-39

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Seized and taken into execution to be sold as the property of CASEY L WIBLE in suit of CITIZENS BANK , N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA.

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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:

Gregory Javardian, Esquire  
Southampton, PA 215-942-9690

JEFFREY E. LEONARD, Sheriff  
HUNTINGDON COUNTY, Pennsylvania