

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-825

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.

All that certain lot of ground situate in Huntingdon Borough, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on Scotts Road; thence along said road North eighty-one (81) degrees fifteen (15) minutes West one hundred six and forty-one hundredths (106.41) feet to an iron pin; thence continuing along said road North seventy-six (76) degrees West fifteen and twenty-one hundredths (15.21) feet to an iron pin on a twenty (20) foot road (unnamed); thence along said twenty (20) foot road North three (3) degrees forty-five (45) minutes East one hundred fourteen and eighty-three hundredths (1 14.83) feet to a point on line of lands now or formerly of William H. Minsker; thence along said lands now or formerly of William H. Minsker eighty-seven (87) degrees ten (10) minutes East eighty and three tenths (80.3) feet to a point on other lands now or formerly of Ross E. Goodman and Blanche O. Goodman; thence South thirteen (13) degrees forty-five (45) minutes West one hundred thirty-four and three hundredths (134.03) feet to a point and place of beginning.

HAVING THEREON ERECTED a one-story, frame and brick dwelling.

BEING KNOWN AS: 764 BRYANT STREET A/K/A 1 BRYANTWOOD LANE HUNTINGDON, PA 16652

PROPERTY ID: 19-03-10

TITLE TO SAD PREMISES IS VESTED IN MARK A. CENTI AND LORI L. CENTI, HUSBAND AND WIFE AS

TENANTS BY THE ENTIRETY BY DEED FROM ADA F. HEFFNER, WIDOW, DATED AUGUST 26, 1997

RECORDED AUGUST 26, 1997 IN BOOK NO 446 AT PAGE 430 INSTRUMENT NO. 1997-005269

PROPERTY ADDRESS: 764 Bryant Street A/K/A 1 Bryantwood Lane, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 19-03-10

Seized and taken into execution to be sold as the property of MARK A CENTI, LORI L CENTI in suit of US BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INTENTURE TRUSTEE OF CIM TRUST 2025-NR1 C/O SELECT PORTFOLIO SERVICING, INC.

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:
RAS CITRON, LLC
Mt. Laurel, NJ 855-225-6906

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania