

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-903

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 Coalmont Borough, Huntingdon County, Pennsylvania bounded and described as follows:

BEGINNING at an iron pin at the corner of the property herein conveyed and a 50 foot wide Street (known as Daugherty thence North 73 degrees 10 minutes East, 75.00 feet to an iron pin at corner common with lands now or formerly of James Cook; thence along the line of lands now or formerly of Cook, South 16 degrees 50 minutes East, 150.00 feet to an iron pin at corner of premises herein conveyed and a 15.00 foot wide alley; thence along said alley, South 73 degrees 10 minutes West, 75.00 feet to an iron pin at the edge of Daugherty thence along Daugherty North 16 degrees 50 minutes West, 150.00 feet to an iron pin, the place of beginning.

CONTAINING 0.25 acre, according to survey of Eli E. Corie, dated October 1974.

BEING the same premises title to which became vested in Christopher S. Wright by Deed of Vicki Rafferty, dated September 14, 2021 and recorded in the Office of the Recorder of Deeds of Huntingdon County Instrument No. 2021-5054.

PROPERTY ADDRESS: 19987 Daugherty Street, Saxton, PA 16678

UPI / TAX PARCEL NUMBER: 10-02-10

Seized and taken into execution to be sold as the property of CHRISTOPHER S WRIGHT 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