

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-898

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.

EXHIBIT A

ALL those two (2) certain lots of ground situate in the Borough of Three Springs, Huntingdon County, Pennsylvania, more fully bounded and described as follows

Lot No 1 FRONTING fifty (50) feet on the North side of Reservoir Street and extending back therefrom of equal width one hundred twenty (120) feet to lot now or formerly of Golda Browand and Delilah Horton Bounded on the East by lot now or formerly of Blanche B Lamison, on the South by Reservoir on the West by a driveway; and on the North by low now or formerly of Golda Browand and Delilah Horton

Lot No 2, FRONTING forty-five (45) feet on a private driveway leading from Reservoir Street to property now or formerly of John Stains and extending back therefrom of equal width in an easterly fifty (50) feet to property now or formerly of Blanche B. Lamison. Bounded on the North by property now or formerly of John Stains and now or formerly of Cohenour; on the East by property now or formerly of Blanche B. Lamison, on the South by property now or formerly of Ruth E. Brown; and on the West by the private driveway hereinbefore referred to Having thereon erected a one story frame dwelling

BEING the same premises which is vested in Jacob M. Benson, adult individual, by virtue of deed from Jean E. Hagelston, adult individual, dated 04-22-2017 and intended to be recorded immediately prior hereto in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania.

PROPERTY has been Improved with a manufactured home (and or mobile home), which is permanently affixed and attached to the land as part of the real property.

Tax Parcel No. 48-01-09 (Reservoir Street)

Exhibit B

PREMISES A

ALL that certain property located in the Borough of Three Springs, Huntingdon County, Pennsylvania, bounded and described as follows:

FRONTING two hundred (200) feet on the Southwestern side of Hudson Street, which is also Legislative Route 192, and extending back therefrom of equal width, one hundred fifty (150) feet.

HAVING THEREON ERECTED a commercial restaurant building.

Being the same premises which is vested in Jacob M. Benson by virtue of Deed from Donald W. Weirich and Cassandra L. Weirich, husband and wife, dated 9-18-2020 and recorded in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania.

Tax Parcel No. 48-03-12 (Hudson Street)

PROPERTY ADDRESS: 20495 Reservoir Street and 8378 Hudson Street, Three Springs, PA 17264

UPI / TAX PARCEL NUMBER: 48-01-09 & 48-03-12

Seized and taken into execution to be sold as the property of JACOB BENSON 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