

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-151

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, JULY 30, 2026
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.

Parcel No. 15-04-06.2

ALL THAT CERTAIN tract of land situate in Henderson Township, Huntingdon County, Pennsylvania, more fully bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northern side of Route No. 31042 at corner of lands now or formerly of Lawrence J. Rosenberger and Urma S. Rosenberger, his wife; thence crossing said Legislative Route No. 31042, South 46 degrees 47 minutes 20 seconds East 2303.53 feet an iron pin on line of lands of the Pennsylvania Game Commission (State Game Lands No. 112); thence along line of lands Pennsylvania Game Commission South 5 degrees 36 minutes 15 seconds West 446.3 feet, more or less, to a point at corner of lands of Mars Hunting and Fishing Club; thence along line of lands of said Mars Hunting and Fishing Club; North 46 degrees 47 minutes 20 seconds West 2689.5 feet, more or less crossing the aforementioned Legislative Route No. 31042 to a point; thence North 54 degrees 0 minutes 5 seconds East 356.90 feet to an iron pin and place of beginning. CONTAINING 20.88 acres and being Parcel B on a survey prepared by Africa Engineering Associates, Inc.

BEING THE SAME premises which F. Elaine Ammon. Widow, by Clay M Ammon and Bruce R, Ammon, her Attorneys-in-Fact, specially constituted by Durable Power of Attorney bearing date of March 13, 1998 and recorded in the Office of the Recorder of Deeds of Huntingdon County in Record Book 761 at Page 379 on June 17, 2005, by Deed dated August 28, 2006 and recorded January 31, 2007 in the Office of the Recorder of Deeds in and for Huntingdon County, Pennsylvania in Book 838 at page 85, granted and conveyed unto Todd Humes, Mortgagor herein.

PROPERTY ADDRESS: 8959 Stone Creek Ridge Road, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 15-04-06.2

Seized and taken into execution to be sold as the property of MIDDLE DAUGHTER INDUSTRIES, LLC, TODD D. HUMES, MIDDLE DAUGHTER INDUSTRIES, LLC, POP'S PUB & GRUB INN, LLC., POP'S PUB & GRUB INN, LLC., SHERI L HUMES in suit of BANKUNITED, NA.

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:
CLARK HILL, PLC
PITTSBURGH, PA 412-394-7711

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania