

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-627

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 THOSE TWO (2) CERTAIN LOTS OF LAND LOCATED IN CASS TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA,

BOUNDED AND DESCRIBED AS FOLLOWS:

LOT #1:

BEGINNING AT AN IRON CHANNEL ALONG THE NORTHERN EDGE OF CASTLE MT. DRIVE AND ALONG LINE OF LANDS NOW OR FORMERLY OF K. KING; THENCE CONTINUING ALONG THE SAME NORTH 74 DEGREES 09 MINUTES 15 SECONDS WEST 567.52 FEET TO AN IRON PIN ALONG LINE OF LANDS NOW OR FORMERLY OF M. ZINOBILE, THENCE CONTINUING ALONG THE SAME NORTH 51 DEGREES 21 MINUTES 59 SECONDS EAST 291.79 FEET TO AN IRON PIN AND SOUTH 76 DEGREES 39 MINUTES 00 SECONDS EAST 219.00 FEET TO AN IRON PIN ALONG LINE OF LANDS NOW OR FORMERLY OF C. RUTTER; THENCE CONTINUING ALONG THE SAME THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 15 DEGREES 33 MINUTES 27 SECONDS WEST 102.99 FEET TO A TREE, (2) SOUTH 77 DEGREES 41 MINUTES 22 SECONDS EAST 177.08 FEET TO A STEEL POST AND (3) NORTH 15 DEGREES 30 MINUTES 59 SECONDS EAST 109.54 FEET TO A TREE ALONG LINE OF LANDS NOW OR FORMERLY OF M. STALEY AND ALONG THE WESTERN EDGE OF NORTH SPRING CREEK; THENCE CONTINUING ALONG THE SAME THE FOLLOWING SIX (6) COURSES AND DISTANCES. (1) SOUTH 66 DEGREES 20 MINUTES 06 SECONDS EAST 103.07 FEET TO AN IRON PIN, (2) SOUTH 50 DEGREES 08 MINUTES 13 SECONDS EAST 98.59 FEET TO A POINT, (3) SOUTH 30 DEGREES 52 MINUTES 49 SECONDS EAST 46.49 FEET TO A POINT, (4) SOUTH 12 DEGREES 17 MINUTES 47 SECONDS EAST 48.49 FEET TO A POINT, (5) SOUTH 25 DEGREES 41 MINUTES 03 SECONDS WEST 66.12 FEET TO A POINT AND (6) SOUTH 42 DEGREES 19 MINUTES 13 SECONDS WEST 30.69 FEET TO A POINT ALONG THE NORTHERN EDGE OF CASTLE MT. DRIVE; THENCE CONTINUING ALONG THE SAME THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 88 DEGREES 05 MINUTES 55 SECONDS WEST 20.00 FEET TO A POINT, (2) SOUTH 88 DEGREES 05 MINUTES 55 SECONDS WEST 52.65 FEET TO AN IRON PIN, (3) NORTH 82 DEGREES 00 MINUTES 05 SECONDS WEST 33.44 FEET TO AN IRON PIN AND (4) NORTH 82 DEGREES 00 MINUTES 05 SECONDS WEST 120.15 FEET TO AN IRON CHANNEL, THE PLACE OF BEGINNING.

CONTAINING 3.47 ACRES AND BEING DESIGNATED AS LOT ON THE PLAN OF SURVEY PREPARED BY EDWARD D. ROTZ, DATED APRIL 5, 2004 AND RECORDED IN PLAN BOOK 8, PAGE 179 C, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THE FLOOD PLAIN BUILDING RESTRICTION, BUILDING SETBACK LINES OF 40' FROM RIGHTS -OF -WAYS AND 25' FROM PROPERTY LINES TO RIGHTS -OF -WAY AND OTHER MATTERS WHICH WERE PREVIOUSLY RECORDED AND TO THOSE MATTERS STATED AND OR DEPICTED ON THE ABOVE -REFERENCED PLAN.

LOT #2:

BEGINNING AT AN IRON PIN ALONG THE SOUTHERN EDGE OF CASTLE MT. DRIVE AND ALONG LINE OF LANDS NOW OR FORMERLY OF K. KING; THENCE CONTINUING ALONG THE SOUTHERN EDGE OF CASTLE MT. DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 82 DEGREES 20 MINUTES 00 SECONDS EAST 120.00 FEET TO AN IRON PIN, (2) SOUTH 82 DEGREES 20 MINUTES 00 SECONDS EAST 33.50 FEET TO A POINT AND (3) NORTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 48.73 FEET TO A POINT; THENCE ALONG THE WEST SIDE OF NORTH SPRING CREEK AND LANDS NOW OR FORMERLY

OF M. STALEY THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH II DEGREES 43 MINUTES 10 SECONDS WEST 78.51 FEET TO A POINT, (2) SOUTH 18 DEGREES 11 MINUTES 06 SECONDS WEST 112.66 FEET TO A POINT AND (3) SOUTH 01 DEGREE 24 MINUTES 53 SECONDS WEST 44.74 FEET TO A POINT; THENCE NORTH 82

DEGREES 20 MINUTES 00 SECONDS WEST 106.49 FEET TO AN IRON PIN ALONG LINE OF LANDS NOW OR FORMERLY OF P. DANFELT\*, THENCE CONTINUING ALONG THE SAME NORTH 82 DEGREES 20 MINUTES 00 SECONDS WEST 120.00 FEET TO AN IRON PIPE ALONG LINE OF LANDS NOW OR FORMERLY OF K. KING; THENCE CONTINUING ALONG THE SAME, NORTH 19 DEGREES 15 MINUTES 00 SECONDS EAST 230.06 FEET TO AN IRON PIN ALONG THE SOUTHERN EDGE OF CASTLE MT. DRIVE, THE PLACE OF BEGINNING.

CONTAINING 1.10 ACRES AND BEING DESIGNATED AS LOT ON THE ABOVE-REFERENCED PLAN OF SURVEY, A COPY OF WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO THE FLOOD PLAIN BUILDING RESTRICTION, BUILDING SETBACK LINES OF 40' FROM RIGHTS-OF-WAYS AND 25' FROM PROPERTY LINES, TO RIGHTS-OF-WAY AND OTHER MATTERS WHICH WERE PREVIOUSLY RECORDED AND TO THOSE MATTERS STATED AND OR DEPICTED ON THE ABOVE-REFERENCED PLAN.

BEING the same premises which Martha B. Barcelona now Maltha B. Staley, unmarried and David E. Staley and Bobbi Jo Staley, husband and wife by Deed dated July 7, 2004 and recorded in the Official Records of Huntingdon County on July 12, 2004 in Deed Book Volume 720, Page 0793, granted and conveyed unto David E. Staley and Bobbi Jo Staley, husband and wife.

Seized and sold as the property of David E. Staley (Deceased) and Bobbi Jo Staley, Judgment Number 2025-0627 (US. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3 v Bobbi Jo Staley, Individually and as Heir of David Staley A/K/A David E. Staley, Deceased, et al.), with a judgment amount of \$88,739.90.

PROPERTY ADDRESS: 7503 Staley Lane, Mapleton Depot, PA 17052

UPI / TAX PARCEL NUMBER: 07-14-08.6

Seized and taken into execution to be sold as the property of BOBBI JO STALEY, INDIVIDUALLY AND AS HEIR OF DAVID STALEY A/K/A DAVID E STALEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAVID STALEY A/K/A DAVID E. STALEY, DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES SERIES 2021-R3.

**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:  
JACQUELINE MCNALLY, ESQUIRE  
Garden City, NY 212-471-5100

**JEFFREY E. LEONARD, Sheriff**  
HUNTINGDON COUNTY, Pennsylvania