

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-1223

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.

ALL THAT CERTAIN parcel of land situate in Walker Township, Huntingdon County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southeast side of the state highway leading from McConnellstown to Huntingdon, being a corner of a farm lane intersection said highway; thence by the farm lane, South twenty-nine (29) degrees East, one hundred sixty (160) feet, more or less, to an alley; thence by the alley, North fifty-four (54) degrees, twenty (20) minutes East, fifty-nine and sixty-two hundredths (59.62) feet to a lot formerly of F. Earl Householder, et ux.; thence by same, North thirty-seven (37) degrees West, one hundred sixty (160) feet to the highway; thence by same, South fifty-four (54) degrees, twenty (20) minutes West, fifty (50) feet to the place of beginning. This lot fronts fifty (50) feet on the southeast side of the state highway and fifty-nine and sixty-two hundredths (59.62) feet on the alley.

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS 11365 RAYSTOWN ROAD, HUNTINGDON, PA 16652.

PARCEL#: 51-12-25

BEING THE SAME PREMISES Steven C. Shoemaker, et ux., by Deed dated January 26, 2007 and recorded January 29, 2007 in the Office of the Recorder of Deeds in and for Huntingdon County,

Pennsylvania, at Deed Book 837, page 593, granted and conveyed unto Dale E. Gladfelter and Melinda S. Benson, as joint tenants with the right of survivorship. Melinda S. Benson died April 7, 2017, vesting title to the subject premises to Dale E. Gladfelter. Dale E. Gladfelter died January 15, 2025.

TO BE SOLD AS THE PROPERTY OF KATRINA GLADFELTER, [N HER CAPACITY AS KNOWN HEIR OF DALE E. GLADFELTER, DECEASED, and THE UNKN0 1n•J HEIRS OF DALE E. GLADFELTER, DECEASED, UNDER HUNTINGDON COUNTY JUDGMENT NO. 2025-1223.

PROPERTY ADDRESS: 11365 Raystown Road, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 51-12-25

Seized and taken into execution to be sold as the property of KATRINA GLADFELTER, IN HER CAPACITY AS KNOWN HEIR OF DALE E. GLADFELTER, DECEASED, UNKNOWN HEIRS OF DALE E. GLADFELTER, DECEASED in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
Leon P Haller, Esquire
Harrisburg, PA 717-234-4178

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania