

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-254

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 ground, situate in the Township of Smithfield, County of Huntingdon and Commonwealth of Pennsylvania, being Lot No. 9 in the Plan of Lots surveyed by J. Murray Africa on April 25, 1 894, more fully bounded and described as follows:

BEGINNING on the north side of the public road leading from Huntingdon to Alexandria at the corner of Lot No. 8 in said Plan, now or formerly of C. L. McCartney; thence along said road north 25 feet to the corner of Lot No. 10; thence along line of Lot No. 10 north 65 degrees 30 minutes east 182 feet to an alley; thence along said alley southwest by a line parallel to the first line 25 feet to lot now or formerly of C. L. McCartney; thence along the line of lot now or formerly of C. L. McCartney southwesterly by line parallel to the second line 182 feet to the place of beginning. Having thereon erected a 2 story frame dwelling house.

Property Address: 1027 Pike Street Huntingdon, PA 16652

Tax ID: 44-06-10 / 21790

BEING the same premises which Susan K. Lamey and Kathy J. Smith, attorneys in fact for Catherine V. Frank, by deed dated April 7, 2021 and recorded April 13, 2021 at Inst. No. 2021001957 in the Office of the Recorder of Deeds of Huntingdon County, PA, granted and conveyed unto Michael E. Shoemaker, unmarried, and Katrina C. Ritchey, unmarried, as joint tenants with rights of survivorship, in fee.

PROPERTY ADDRESS: 1027 Pike Street, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 44-06-10

Seized and taken into execution to be sold as the property of MICHAEL E SHOEMAKER, KATRINA C RITCHEY AKA KATRINA RITCHEY in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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:
JOSEPH L. LOCASTRO, IV, ESQUIRE

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania