

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-378

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, APRIL 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 THOSE TWO (2) CERTAIN LOTS OF GROUND SITUATED IN THE BOROUGH OF MOUNT UNION, COUNTY OF HUNTINGDON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN SIDE or,' MCCLAIN STREET AT THE CORNER OF LOT NO. 69 TN IF, MCCLAIN ADDITION TO THE BOROUGH OF MOUNT UNION; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EASTERN SIDE OF MCCLAIN STREET, SIXTY (60) FEET TO THE SOUTHWESTERN CORNER OF LOT NO. 66; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE LINE OF NO. 66, ONE HUNDRED THIRTY-ONE AND TWENTY-SEVEN HUNDREDTHS (131.27) FEET TO THE WESTERN SIDE OF ALLEY "G"; THENCE ALONG THE WESTERN SIDE OF ALLEY "G" IN A SOUTHWESTERLY DIRECTION TO A CORNER OF LOT NO. 69, ONE HUNDRED FIFTY-SEVEN (157) FEET, MORE OR LESS, TO A POINT AND PLACE OF BEGINNING.

PARCEL ID: 33-05-46 1

NOTE: THE LEGAL DESCRIPTION IS CONSIDER FROM THE VESTING DEED.

Property commonly known as 921 McClain Street, Mount Union, PA 17066

TITLE TO SAID PREMISES IS VESTED IN Melissa M. Banks, unmarried and Thomas L. Winnick Jr., unmarried, by Deed dated July 10th , 1997, from Melissa M. Banks, unmarried, and recorded on July 22nd, 1997, in Book 443, Page 143. Instrument No: 004290.

PROPERTY ADDRESS: 921 McClain Street, Mount Union, PA 17066

UPI / TAX PARCEL NUMBER: 33-05-46.1

Seized and taken into execution to be sold as the property of THOMAS WINNICK, JR, MELISSA M WINNICK A/K/A MELISSA M. BANKS in suit of CITIGROUP MORTGAGE LOAN TRUST 2018-B.

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:
EMMAMUEL J ARGENTIERI, ESQ
Woodbury, NJ 856-384-1515

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania