

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-250

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 lot or parcel of land situated in Cree Manor Subdivision located in Walker Township, Huntingdon County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point at the Northern side of Tuckahoe Drive; thence along line of Lot 41 North one (01) degree twenty-eight (28) minutes thirty-one (31) seconds West two hundred thirty-nine and sixty-four hundredths (239.64) feet to a point on line of lands formerly of Dorothy F. Smith, now D. W. Miller, Inc.; thence along line of lands formerly of Smith North fifty-four (54) degrees fifty-five (55) minutes zero (00) seconds East one hundred twenty and seven hundredths (120.07) feet to a point; thence along line of Lot 39 South one (01) degree twenty-eight (28) minutes thirty-one (31) seconds East three hundred six and ten hundredths (306.10) feet to a point on the Northern side of Tuckahoe Drive; thence along Tuckahoe Drive South eighty-eight (88) degrees thirty-one (31) minutes twenty-nine (29) seconds West one hundred (100.00) feet to a point, the place of beginning.

BEING designated as Lot 40 in Cree Manor, and BEING KNOWN AND NUMBERED as 10893 Tuckahoe Drive, Huntingdon, PA 16652. CONTAINING six hundred twenty-six thousandths (0.626) of an acre in accordance with a subdivision plan dated January 6, 1997 and recorded February 10, 1997 in Huntingdon County Plan Book 8, Page 2.

BEING known as Tax Parcel No. 51-06B40.

UNDER AND SUBJECT to the Declaration of Restrictive Covenants for the Cree Manor Subdivision dated March 4, 1997 and recorded March 5, 1997 in Huntingdon County Record Book 431, Page 726. See Addendum to said Declaration of Restrictive Covenants dated October 7, 1999 and recorded October 8, 1999 in Record Book 517, Page 541, to include Phase 2 of Cree

Manor.

UNDER AND SUBJECT, NEVERTHELESS, to a twenty (20) foot utility easement extending along the common boundary of Lot 40 and Lot 39 as shown on the recorded plan of Phase 1 Cree Manor.

ALSO GRANTING AND CONVEYING the use of all water, sewer and utility lines shown on the plan of Cree Manor, as well as an easement over the streets and roads shown in the plan of Cree Manor for the purpose of ingress, egress and regress to and from the lot herein conveyed and the public highway; subject, however, to the dedication of said streets and roads to Walker Township for opening as public streets and the dedication of all water, sewer and utility lines to Walker Township of the Walker Township Municipal Authority as public utilities and streets. It is further noted that as of the date of July 1, 2003, the roads, including Tuckahoe Drive, have been opened as public streets or roads by Walker Township.

BEING THE SANE PREMISES which Michael T. Sherlock and Karen C. Sherlock, husband and wife, by Deed dated January 18, 2019 and recorded in the Office of Recorder of Deeds of Huntingdon County on January 24, 2019 at Instrument No. 2019-000291, granted and conveyed unto Julie K. Criste.

PROPERTY ADDRESS: 10893 Tuckahoe Drive, Huntingdon, PA 16652

UPI / TAX PARCEL NUMBER: 51-06B-40

Seized and taken into execution to be sold as the property of JULIE K CRISTE in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

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:
KRISTINE M ANTHOU, ESQUIRE
Pittsburgh, PA 412-281-7650

JEFFREY E. LEONARD, Sheriff
HUNTINGDON COUNTY, Pennsylvania