

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-1942

Issued out of the Court of Common Pleas of Blair County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Room to Be Announced in the City of Hollidaysburg County of Blair, 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.

ALL that certain piece or parcel of land situate in the Township of Logan, County of Blair and State of Pennsylvania, more particularly described as follows:

BEGINNING at a point on the Northeastern side of Greenwood Road, said point being a hub set at the Southwestern corner of premises now or formerly of Greenwood Cemetery Association; thence North 52 degrees 57 minutes 50 seconds West along said Greenwood Road a distance of 88.58 feet to a point; thence North 32 degrees 08 minutes 40 seconds East a distance of 35.96 feet along a parcel of land now or formerly owned by the Central Blair County Sanitary Authority to a point; thence continuing along said property now or formerly of the Central Blair County Sanitary Authority; North 57 degrees 51 minutes 20 seconds West a distance of 50 feet to a hub; thence South 32 degrees 08 minutes 40

seconds West a distance of 31.64 feet to a point on the Northeastern side of said Greenwood Road; thence continuing along the Northeastern side of Greenwood Road the arc of a circle having a radius of 1,452.69 feet to a line of 90.39 feet to a point; thence continuing along said Greenwood Road, North 58 degrees 16 minutes 50 seconds West a distance of 148.83 feet to an iron pin, said point being at the Southeastern corner of premises owned new or formerly of Howard J. and Marjorie A. Porta; thence continuing along said Porta property North 32 degrees 08 minutes 40 seconds East a distance of 140.15 feet to an iron pin; thence along land now or formerly of Charles W. Noye, South 39 degrees 59 minutes 30 seconds East a distance of 55.09 feet to an iron pin; thence continuing along land now or formerly of Charles W. Noye, North 56 degrees 28 minutes 50 seconds East a distance of 559.25 feet to an iron pin; thence along land now or formerly of James Otto, South 58 degrees 26 minutes 40 seconds East a distance of 80.27 feet to hub set on the Western boundary of land owned now or formerly by the Greenwood Cemetery Association; thence along said land now or formerly of the Greenwood Cemetery Association, South 30 degrees 53 minutes 20 seconds West a distance of 645.97 feet to a hub set on the Northeastern side of Greenwood Road, the point and place of beginning. Said property being described in accordance with a survey of Engineering & Associated Design Services, April 2, 1981, a copy said survey being attached to Blair County Deed Book Volume 1287 at Page 541.

Blair County Tax Parcel No. 14.00-18..-073.00-000

BEING the same premises which Federal Home Loan Mortgage Corporation, by its Attorney in Fact Phelan Hallinan, LLP, n/k/a Phelan Hallinan Diamond & Jones, LLP, by Power of Attorney Recorded 12/17/13 Inst 201322879 by Deed dated 2/17/15 and recorded in the Office of the Recorder of Deeds of Blair County on 3/6/15 in Deed Book Instrument 201503125, granted and conveyed unto John M. Feather.

PROPERTY ADDRESS: 325 GREENWOOD ROAD, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-18..-073.00-000

Seized and taken into execution to be sold as the property of JOHN M FEATHER in suit of ALTOONA AREA SCHOOL DISTRICT.

TERMS OF SALE: As soon as the property is knocked down to a purchaser, ten percent (10%) of the purchased price, or all costs, whichever may be higher, shall be paid to the SHERIFF, otherwise the sale is considered null and void, and the property will be resold. The remainder of the unpaid balance is to be paid the following Wednesday by 12:00 pm, otherwise all money previously paid will be forfeited and the property will be resold when property is sold.

Attorney for the Plaintiff:
PORTNOFF LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania