

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-3590

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:

WEDNESDAY, AUGUST 14, 2024
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, with the buildings and improvements thereon erected, lying, situate, and being in the Borough of Tyrone, County of Blair, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the Northwest corner of the intersection of Lincoln Avenue and West 15th Street in said Borough; thence by the Northerly line of West 15th Street, North 71° 54' West, a distance of 85 feet to a point; thence, North 18° 06' East, a distance of 140 feet to a point; thence, South 71° 54' East, a distance of 85 feet to a point on the Westly side of Lincoln Avenue; thence, South 18° 06' West, a distance of 140 feet to a point on the Northerly line of West 15th Street, the place of beginning.

Parcel No.: 22.05-05..-007.00-000

Premises being: 306 W. 15th Street, Tyrone, PA 16686

BEING the same premises which Buddy L. Stroup and Penny K. Stroup, husband and wife by Deed dated 01/15/2003 and recorded in the Office of Recorder of Deeds of Blair County on 05/05/2003 at Book 1752, Page 505 granted and conveyed unto Troy D. Hynd, single.

PROPERTY ADDRESS: 306 W 15TH STREET, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.05-05..-007.00-000

Seized and taken into execution to be sold as the property of TROY D HYND, THE UNITED STATES OF AMERICA in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION.

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:
STERN & EISENBERG

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania