

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-889

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, OCTOBER 09, 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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF FRANKSTOWN, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE JUNIATA RIVER AT THE CORNER OF LAND NOW OR FORMERLY OF JAMES EVERHART; THENCE THROUGH THE JUNIATA RIVER THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 62 DEGREES 32 MINUTES WEST, A DISTANCE OF 197 FEET TO A POINT; SOUTH 65 DEGREES 26 MINUTES WEST, A DISTANCE OF 98.73 FEET TO A POINT AT CORNER OF LAND NOW OR FORMERLY OF M. STRINGFELTER; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF M. STRINGFELTER NORTH 23 DEGREES 42 MINUTES WEST, A DISTANCE OF 65.5 FEET TO A POINT ON THE LINE OF LAND NOW OR FORMERLY OF DONALD GARDNER AND ON THE SOUTHERLY SIDE OF A GRAVEL DRIVE; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF DONALD GARDNER AND ALONG THE SOUTHERLY SIDE OF THE SAID GRAVEL DRIVE NORTH 70 DEGREES 52 MINUTES EAST, A DISTANCE OF 37.85 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF SAID GRAVEL DRIVE; THENCE THROUGH SAID GRAVEL DRIVE AND ALONG LINE OF LAND NOW OR FORMERLY OF DONALD GARDNER NORTH 23 DEGREES 15 MINUTES WEST, A DISTANCE OF 148.21 FEET TO AN IRON PIN;

THENCE ALONG LINE OF LAND NOW OR FORMERLY OF ROBERT M. YEAGER, JR., THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 66 DEGREES 45 MINUTES EAST, A DISTANCE OF 164.45 FEET TO AN IRON PIN; THENCE SOUTH 23 DEGREES 15 MINUTES EAST, A DISTANCE OF 137 FEET TO AN IRON PIN ON THE SOUTHERLY SIDE OF SAID GRAVEL DRIVE; THENCE ALONG THE SOUTHERLY SIDE OF GRAVEL DRIVE NORTH 66 DEGREES 45 MINUTES EAST, A DISTANCE OF 88.4 FEET TO AN IRON PIN ON LINE OF LAND NOW OR FORMERLY OF JAMES EVERHART; THENCE ALONG LINE OF LAND NOW OR FORMERLY OF JAMES EVERHART SOUTH 25 DEGREES 40 MINUTES EAST, A DISTANCE OF 149.07 FEET TO A POINT IN THE JUNIATA RIVER AND BEING THE PLACE OF BEGINNING.

CONTAINING 1.6 ACRES AND DESCRIBED IN ACCORDANCE WITH THAT CERTAIN SURVEY PREPARED BY JOHN DEGENNARO DATED DECEMBER 1, 1990, A COPY OF WHICH IS RECORDED IN BLAIR COUNTY DEED BOOK VOLUME 1195, AT PAGE 3.

UNDER AND SUBJECT TO RESTRICTIONS THAT THIS PARCEL SHALL NOT HAVE ANY FUTURE SUBDIVISION NOR ANY FUTURE DWELLING OCCURRING ON IT. THIS COVENANT SHALL RUN WITH THE LAND.

BEING KNOWN AS: 161 WINGARD LANE, HOLLIDAYSBURG, PA 16648

PROPERTY ID NUMBER: 8-22-36-7

BEING THE SAME PREMISES WHICH FREDERICK L. SCHIEFFER, III AND MICHELE L. SCHIEFER BY DEED DATED 9/22/1997 AND RECORDED 9/22/1997 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1294 AT PAGE 694, GRANTED AND CONVEYED UNTO TINA M. MCCOY.

PROPERTY ADDRESS: 161 WINGARD LANE, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 8-22-36-7

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF TINA MCCOY DECEASED in suit of RELIANCE SAVINGS BANK.

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:
KML LAW GROUP PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania