

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-1255

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.

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## EXHIBIT "A"

ALL THAT CERTAIN piece or parcel of ground lying and being situate in the Stonehedge III Subdivision in the Township of Frankstown, County of Blair and Commonwealth of Pennsylvania, being all of Lot No. 49 in said plot or plan being more particularly bounded and described as follows:

BEGINNING at a point on the Northwestern right-of-way line of a street or road known as Stonehedge Road at the common corner of Lot Nos. 48 and 49; thence along line of Lot No. 48 North 40 degrees 23 minutes West a distance of 183.04 feet to a point on line of other land now or formerly of Stonehedge Development Co.; thence along the same North 79 degrees 27 minutes 46 seconds East a distance of 367.79 feet to a point on the Northwestern right-of-way line of Stonehedge Road; thence along the same South 49 degrees 37 minutes West a distance of 318.81 feet to a point, the place of BEGINNING.

CONTAINING 0.670 acres and being all of Lot No. 49 in the aforesaid plot or plan and being described in accordance with a Subdivision Plan as prepared by Stephen Parks, Landscape Architect.

UNDER AND SUBJECT to a ten foot wide easement for the installation and perpetual maintenance of utilities, including but not limited to water, sewer, telephone, cable, electricity and gas, said easement to extend along the entire Northerly or rear boundary lines of said lot and along the entire Westerly or side boundary line of said lot, and shall back into said lot in a uniform depth of 10 feet.

The above described premises and the use of said premises or any building and improvements thereon now or hereafter at any time and from time erected are conveyed UNDER AND SUBJECT to those certain Declaration of Covenants, Conditions and Restrictions pertaining to the Stonehedge II Subdivision as recorded in Blair County Deed Book Volume 1071, Page 925.

UNDER AND SUBJECT to all adverse conveyances, exceptions, conditions, restrictions, reservations, easements and right-of-ways, which are contained in prior deeds or other instruments of record.

BEING known as premises No. 149 Stonehedge Road, Hollidaysburg, PA 16648.

BEING TAX PARCEL NO. 08.00-02D.-049.00-000

PROPERTY ADDRESS: 149 STONEHEDGE RD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-02D.-049.00-000

Seized and taken into execution to be sold as the property of PAUL CLARK, JR, DELPHINE CLARK in suit of FRANKSTOWN TOWNSHIP.

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**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:  
EVEY BLACK ATTORNEYS LLC

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania