

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-1253

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"

PURPART NO. 1:

ALL THAT CERTAIN piece or parcel of land situate, lying and being in the Township of Frankstown, County of Blair and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of the Brush Mountain Road, leading from Hollidaysburg to Frankstown Road at corner of lands now or late of Richard Shultz; thence along the Westerly side of the lands now or late of the said Richard Shultz North thirty-four (34) degrees West, three hundred and ninety-eight (398) feet to a point on line of lands now or formerly of Jeremiah and Mary Hearn; thence South fifty-one (51) degrees East thirty-eight (38) feet to lands now or formerly of Jeremiah and Mary Hearn; thence along same, South twenty-two (22) degrees East four hundred and eighteen (418) feet, more or less, to Brush Mountain Road; thence North forty-four (44) degrees East seventy-four and one-half (74 1/2) feet to land now or late of Richard Shultz, and place of beginning. Containing approximately one-half (1/2) acre.

PURPART NO. 2:

ALL THAT CERTAIN piece or parcel of land, situate, lying and being in the said Township of Frankstown, in the County of Blair and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center of the Brush Mountain Road leading from Hollidaysburg to the Frankstown Road at corner of lands now or late of Charles Berkheimer; thence from said given point along lands now or late of Charles Berkheimer North twenty-two (22) degrees West four hundred and thirty-nine (439) feet to a point on lands now or late of Jeremiah Hearn; thence North fifty-one (51) degrees West thirty-eight (38) feet to a point along other lands now or late of said Hearn; thence along same, in a Southerly direction four hundred and eighteen (418) feet to said Brush Mountain Road; thence in a Westerly direction South forty-four (44) degrees West, seventy four and one-half (74 1/2) feet to land now or late of Charles Berkheimer and the place of beginning. Containing approximately one-half (1/2) acre of land.

HAVING THEREON erected a one story frame dwelling house, with six (6) rooms and a garage and other buildings.

BEING TAX PARCEL NO. 08.00-03J.-105.00-000

PROPERTY ADDRESS: 419 BRUSH MOUNTAIN RD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-03J.-105.00-000

Seized and taken into execution to be sold as the property of CHARLES T. SMITH, JR. in suit of FRANKSTOWN TOWNSHIP.

**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