

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1121

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, MAY 14, 2025
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, situate in the Township of Tyrone, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake at intersection of private roadway and lands of Harry Johnson; thence along said private roadway in a Southerly direction a distance of 431 feet to a stake at intersection of private roadway and lands of Lola Amrhein; thence along lands of Lola Amrhein in a Westerly direction a distance of 513 feet, more or less, to a point; thence in a Northerly direction along lands conveyed to Forrest Guildeman in a Northerly direction a distance of 308 feet to a point at intersection of lands of Harry Johnson; thence along line of lands of Harry Johnson in an Easterly direction a distance of 600 feet more or less, to a stake at intersection with private roadway and place of beginning.

BEING KNOWN AS: 845 LAUREL LN AKA RD3 BOX 91 ALTOONA, PA 16601

PROPERTY NUMBER: 21.00-18.-011.00-000

TITLE TO SAID PREMISES IS VESTED IN ANDREW J. AMRHEIN, UNMARRIED BY DEED FROM DEBRA A. AMRHEIN, ADMINISTRATOR OF THE ESTATE OF ALLEN D. AMRHEIN DATED 07/01/2003 RECORDED 07/08/2003 BOOK 1778 PAGE 592 INSTRUMENT NUMBER 13794

PROPERTY ADDRESS: 845 LAUREL LANE, A/K/A RD3 BOX 91, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 21.00-18.-011.00-000

Seized and taken into execution to be sold as the property of ANDREW J. AMRHEIN in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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:
RAS CITRON, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania