

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1437

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.

EXHIBIT "A"

ALL that certain lot of ground situate in Carson Valley, Township of Allegheny, Duncansville, County of Blair and State of Pennsylvania, bounded and described as follows, to wit:

Lot No. 9 consisting on one acre beginning at a stake in center of Pletcher Road one hundred (100) feet from fence line of O'Rourke Estate; thence South twenty-eight (28) degrees thirty-eight (38) minutes West to a stake a distance of four hundred thirty-five and sixty hundredths (435.60) feet; thence North sixty-one (61) degrees eighteen (18) minutes West to a stake a distance of one hundred (100) feet; thence North 28 degrees 38 minutes East to a stake a distance of four hundred thirty-five and sixty hundredths (435.60) feet; thence South sixty-one (61) degrees eighteen (18) minutes East to a stake and place of beginning, a distance of one hundred (100) feet.

Being Lot No. 9 in the Cassidy Subdivision.

RESTRICTION: No accumulation of rubbish, unused lumber or building materials and no unlicensed automobiles will be permitted at any time.

EXCEPTING AND RESERVING conveyance of Harold J. Gornall and Rosemary A. Gornall, his wife, dated February 28, 1978 and recorded in Blair County Deed Book Volume 1011, Page 105.

TOGETHER with the right and privilege to use Pletcher Lane, a thirty (30) foot right of way extending from the Broad Avenue Extension Road to the land herein conveyed for the purpose of ingress and egress to the land herein described. Expenses and maintenance and repair of Pletcher Lane shall be apportionately shared by all property owners granted right of way on said Lane.

BEING TAX PARCEL NO. 02.00-08A.-047.00-000

PROPERTY ADDRESS: 411 PLETCHER LANE, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-08A.-047.00-000

Seized and taken into execution to be sold as the property of ESTATE OF GLORIA L. GRAY, ESTATE OF GLORIA L. GRAY in suit of ALLEGHENY TOWNSHIP SEWER AND WATER AUTHORITY.

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