

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-222

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.

ALL THAT CERTAIN TRACT OR PARCEL OF REAL ESTATE LYING AND BEING SITUATED IN FRANKSTOWN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER OF THE UPPER BRUSH MOUNTAIN ROAD, LEADING FROM HOLLIDAYSBURG TO BRUSH MOUNTAIN, AT LINE OF LAND NOW OR FORMERLY OF FRANK FOX; THENCE ALONG THE CENTER LINE OF THE SAID PUBLIC ROAD NORTH 31 DEGREES 15 MINUTES EAST, A DISTANCE OF NINETY-NINE AND SEVENTY-THREE HUNDREDTHS (99.73) FEET TO A SPIKE ON LINE OF LAND NOW OR FORMERLY OF ARTHUR S. KIMMEL ET UX; THENCE ALONG LAND NOW OR FORMERLY OF ARTHUR S. KIMMEL SOUTH 64 DEGREES 45 MINUTES EAST A DISTANCE OF THREE HUNDRED SEVENTY-SIX AND EIGHTY-SEVEN HUNDREDTHS (376.87) FEET TO A STAKE; THENCE CONTINUING ALONG THE SAME NORTH 54 DEGREES 58 MINUTES EAST, A DISTANCE OF FIFTY-EIGHT (58.00) FEET TO A STAKE; THENCE CONTINUING ALONG THE SAME SOUTH 56 DEGREES 36 MINUTES EAST, A DISTANCE OF TWO HUNDRED ONE (201.00) FEET TO A STAKE AT LAND NOW OR FORMERLY OF LEO KUHN; THENCE ALONG LAND NOW OR FORMERLY OF LEO KUHN SOUTH 10 DEGREES 20 MINUTES EAST, A DISTANCE OF FOUR HUNDRED NINE AND FORTY-TWO HUNDREDTHS (409.42) FEET TO A SPIKE ON THE NORTHERLY SIDE OF A PRIVATE ROAD; THENCE ALONG SAID PRIVATE ROAD SOUTH 70 DEGREES 10 MINUTES WEST, A DISTANCE OF TWO HUNDRED TWENTY-SIX AND FIFTY HUNDREDTHS (226.50) FEET TO AN IRON PIN ON LINE OF LAND NOW OR FORMERLY OF FRANK FOX; THENCE ALONG LAND NOW OR FORMERLY OF FRANK FOX NORTH 36 DEGREES 30 MINUTES WEST, A DISTANCE OF SEVEN HUNDRED EIGHTY-SIX AND EIGHTYHUNDREDTHS (786.80) FEET TO THE PLACE OF BEGINNING, AND CONTAINING 5.357 ACRES IN ACCORDANCE WITH THE ATTACHED SURVEY MADE BY FRANK P. NAUS ON OCTOBER 1, 1955.

PARCEL #: 08.00-03E.-045.00-000

AND ALSO, ALL THAT CERTAIN PARCEL OF GROUND SITUATE IN THE FRANKSTOWN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE AT OR NEAR THE CENTER LINE OF PUBLIC ROAD LEADING FROM HOLLIDAYSBURG TO BRUSH MOUNTAIN AND BY LINE OF OTHER LAND CONVEYED HEREIN THENCE NORTH THIRTY-ONE (31) DEGREES FIFTEEN (15) MINUTES EAST, A DISTANCE OF ONE HUNDRED FORTY-TWO AND TWENTY-SEVEN HUNDREDTHS (142.27) FEET TO A SPIKE IN THE SAID ROAD; THENCE SOUTH SIXTY-FIVE (65) DEGREES TEN (10) MINUTES EAST ALONG THE LINE OF LAND NOW OR FORMERLY OF THOMAS PERRY A DISTANCE OF ONE HUNDRED SEVENTY-EIGHT (178) FEET TO A POINT AND LINE OF LAND NOW OR FORMERLY OF JOHN J. AJAY, ET UX; THENCE SOUTH THIRTY-ONE (31) DEGREES FIFTEEN (15) MINUTES WEST A DISTANCE OF ONE HUNDRED FORTY TWO AND TWENTY- SEVEN HUNDREDTHS (142.27) FEET TO A POINT IN A PRIVATE DRIVE, AND LINE OF OTHER LAND CONVEYED HEREIN; THENCE ALONG THE LINE OF SAID OTHER LAND CONVEYED HEREIN NORTH SIXTY-FOUR (64) DEGREES FORTY-FIVE (45) MINUTES WEST A DISTANCE OF ONE HUNDRED SEVENTY-EIGHT (178) FEET TO A RAILROAD SPIKE IN THE PUBLIC ROAD, THE POINT AND PLACE OF BEGINNING.

BEING KNOWN AS: 308 LONGMONT LANE, HOLLIDAYSBURG, PA 16648

PROPERTY ID NUMBER: 08.00-03E.-045.00-000 & 08.00-03E.-045.00-000/02

BEING THE SAME PREMISES WHICH RICHARD L. KALIN AND KASHANA RENEE KOPAC, TRUSTEES OF THE FAMILY TRUST U/W OF CHRISTOPHER P. KOPAC DATED AUGUST 24, 2011 BY DEED DATED 6/20/2017 AND RECORDED 6/29/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201710705, GRANTED AND CONVEYED UNTO M. DEAN PATTERSON, III, SINGLE MAN.

PROPERTY ADDRESS: 308 LONGMONT LANE, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-03E.-045.00-000 & 08.00-03E.-045.00-000/02

Seized and taken into execution to be sold as the property of M. DEAN PATTERSON III, AKA M. PATTERSON III in suit of LAKEVIEW LOAN SERVICING, LLC.

**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, P.C

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