

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-2044

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 piece of parcel of land, situate, lying and being in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeasterly line of land now or formerly of the Borough of Duncansville, said point being located 96.63 feet from the point where the Southeasterly line of land now or formerly of the Borough of Duncansville is intersected by the Southwesterly line of land now or formerly of Carl F. Glass; thence South 46 degrees 21 minutes 38 seconds East a distance of 132.72 feet to a point; thence closely following an old fence line North 45 degrees 2 minutes 35 seconds East a distance of 19.61 feet to a point near the top of an existing bank and on a tree line; thence along said tree line South 38 degrees 10 minutes 36 seconds East a distance of 137.70 feet to a point at the Northwestern side of a 25 foot easement to Township Road 414, a/k/a Maple Hollow Road; thence South 46 degrees 21 minutes 38 seconds East a distance of 25 feet to a point at the Southeastern side of said easement; thence along said tree line South 53 degrees 46 minutes 46 seconds East a distance of 47.01 feet; thence South 72 degrees 31 minutes 51 seconds East a distance of 115.37 feet to a point; thence South 46 degrees 21 minutes 38 seconds East a distance of 117.66 feet to a point; thence South 43 degrees 38 minutes 22 seconds West a distance of 316.96 feet to a point on a tree line; thence along said tree line North 46 degrees 21 minutes 38 seconds West a distance of 479.65 feet to a point on the common line of said lands now or formerly of Glass and the Borough of Duncansville; thence along said line North 26 degrees zero minutes zero seconds East a distance of 272.83 feet to the point of beginning. Containing 3.3724 acres based upon an actual field survey by Pellegrini Engineers dated September 7, 1989 and revised September 25, 1990.

ALSO, granting and conveying unto the Grantees, their heirs and assigns a right of way or easement for means of ingress, egress and regress to the aforescribed premises, said right of way or easement is described as follows:

BEGINNING at a point on the Southwesterly line of Maple Hollow Road, which point is North 61 degrees 41 minutes 51 seconds West a distance of 247.42 feet from the point on the said Township road, which is intersected by the Northwesterly line of land now or formerly of James B. Glass; thence South 43 degrees 38 minutes 22 seconds West a distance of 289.54 feet to a point; thence North 46 degrees 21 minutes 38 seconds West a distance of 25 feet to a point; thence North 43 degrees 38 minutes 22 seconds East a distance of 283.75 feet to a point on the Southwesterly line of Maple Hollow Road; thence South 59 degrees 23 minutes 36 seconds East along the Southwesterly line of Maple Hollow Road a distance of 25.66 feet to the point and place of beginning. Said right of way is shown on the survey attached to Blair County Instrument Number 201820582 as 25 foot access easement.

UNDER AND SUBJECT, NEVERTHELESS, TO any and all condemnations, conditions, covenants, declarations, exceptions, leases and/or gas, oil or any other mineral leases which may be of record of visible upon the ground, re-plots, reservations, restrictions, reversions and rights-of-way of record.

The improvements thereon being known as 2475 Maple Hollow Road, Duncansville, Pennsylvania 16635.

BEING TAX PARCEL NO. 02.00-06..-005.03-000

PROPERTY ADDRESS: 2475 MAPLE HOLLOW RD, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-06..-005.03-000

Seized and taken into execution to be sold as the property of CHRISTOPHER P. GLASS, REBECCA ELIZABETH GLASS 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