

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-2969

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 piece or parcel of land lying and being situate in North Woodbury Township, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a p.k. nail on the center line of Township Road T-304, corner of lands now or formerly of Donald Defibaugh; thence along Defibaugh lands, South 65 degrees 30 minutes East a distance of 217.80 feet to an iron pin; thence along other lands of Gerald W. Summers, et ux., the following two courses and distances South 25 degrees 48 minutes West a distance of 155.00 feet to an iron pin; thence North 65 degrees 30 minutes West a 217.80 feet to a p.k. nail in the center line of Township T-304; thence North 25 degrees 48 minutes East a distance of 155.00 feet to a p.k. nail, the point and place of BEGECNING. Containing .775 acres and described in accord with a survey made by Ellis James Edwards, April 1992.

HAVING thereon erected a dwelling house; known as 512 Cross Roads Lane, Martinsburg PA 16662

BEING FURTHER known as Blair County Tax Parcel No. 17.00-0800-028.11-000

UNDER AND SUBJECT however, to the open roadway mentioned along the Northeasterly side of said described premises.

TOGETHER WITH the right to receive water from the Henrietta Water Company, its sucesors and assigns and any water rights presently held by Grantors.

BEING THE SAME premises which Sheri L. Leach, n/k/a Sheri L. Defibaugh, unmarried, by Deed dated September 24, 2009 and recorded September 29, 2009 in Instrument #200916875, in the Office of the Recorder of Deeds in and for the county of Blair, granted and conveyed unto David L. Fink and Sheri L. Defibaugh, as joint tenants with the right of survivorship, in fee

PROPERTY ADDRESS: 512 CROSS ROADS LANE, MARTINSBURG, PA 16662

UPI / TAX PARCEL NUMBER: 17.00-0800-028.11-000

Seized and taken into execution to be sold as the property of DAVID L FINK, SHERI L DEFIBAUGH in suit of BANKUNITED N.A..

**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:  
LOGS LEGAL GROUP LLP

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