

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-788

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 piece of parcel of land situate in Greenfield Township, Blair County, Pennsylvania, bounded and described as follows:

PARCEL NO. 1

BEGINNING at an iron pipe, thence North sixty-one (61) degrees, forty (40) minutes, forty (40) seconds West along lands now or formerly of Woodrow and Shirley Burket a distance of one hundred fourteen (114) feet to an iron pipe; thence North twenty-one (21) degrees twelve (12) minutes twenty (20) seconds East along railroad property a distance of two hundred one and sixty-nine hundredths (201.69) feet an on iron pipe; thence South sixty-seven (67) degrees twenty (20) minutes zero zero (00) seconds East along lands now or formerly of Gordon W. and Ruth Dodson a distance of one hundred eighteen and fifty-nine hundredths (118.59) feet to an iron pin; thence South twenty-two (22) degrees forty (40) minutes zero zero (00) seconds West a distance of two hundred twelve and eighty-six hundredths (212.86) feet to an iron pipe, the place of BEGINNING.

CONTAINING 0.5516 acre according to survey of Vincent L. Dodson, dated August 25, 1984, a copy of which is recorded in Blair County Deed Book 1130, Page 667.

PARCEL NO. 2

ALSO, ALL that certain piece or parcel of land situate in Greenfield Township, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe at the Southeasterly corner of Parcel No. 1 above, thence South sixty-seven (67) degrees twenty (20) minutes zero zero (00) seconds East a distance of one hundred one and thirty-seven hundredths (101.37) feet to a P.K. nail at center line of Old U.S. Route 220; thence South nineteen (19) degrees four (4) minutes fifty (50) seconds West a distance of one hundred and three hundredths (100.03) feet to a railroad spike also at center line of said Old U.S. Route 220; thence North seventy (70) degrees five (5) minutes zero zero (00) seconds West along lands now or formerly of Robert Miller a distance of one hundred seven and seventy-five hundredths (107.75) feet to an iron pin; thence North twenty-two (22) degrees forty (40) minutes zero zero (00) seconds East along Parcel No. 1 above a distance of one hundred five (105) feet to an iron pin, the place of BEGINNING

CONTAINING 0.2458 acre, more or less, according to a survey of Vincent L. Dodson dated July 5, 1986, a copy of which is recorded in Blair County Deed Book 1130, Page 666.

BEING TAX PARCEL NOS. 10.00-14...-088.00-000 and 10.00-14...-088.00-000/03 (Mobile Home)

BEING KNOWN AS 111 Cardinal Lane, East Freedom, Pennsylvania and 121 Cardinal Lane, East Freedom, Pennsylvania

PROPERTY ADDRESS: C/O KAREN SMITH, 111 CARNINAL LANE, EAST FREEDOM, PA 16637

UPI / TAX PARCEL NUMBER: 10.00-14...-088.00-000 and 10.00-14...-088.00-000/03

Seized and taken into execution to be sold as the property of ESTATE OF MICHAEL SMITH in suit of FREEDOM TOWNSHIP WATER AND SEWER 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
HOLLIDAYSBURG, PA (814)695-7581

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania