

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1392

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, JULY 09, 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 THOSE CERTAIN LOTS OF GROUND SITUATE IN THE TOWNSHIP OF BLAIR, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF ROAD LEADING FROM LOOP STATION TO FRANKSTOWN; THENCE SOUTH 17 1/2 DEGREES EAST 231 FEET TO CORNER OF LAND NOW OR FORMERLY OF MABEL I. MCINTIRE, WIDOW; THENCE SOUTH 79 1/2 DEGREES WEST 103 FEET TO A STREET; THENCE NORTH 17 1/2 DEGREES WEST 231 FEET TO PUBLIC ROAD LEADING FROM LOOP STATION TO FRANKSTOWN; THENCE ALONG SAID ROAD EAST 103 FEET TO THE PLACE OF BEGINNING AND BEING A PORTION OF PURPART "E" OF PLAN AS LAID OUT BY I. KRIDER, RS FOR F.S. WILT. BOUNDED ON THE EAST BY LAND NOW OR LATE OF R.B. MCINTIRE; ON THE SOUTH BY LAND NOW OR LATE OF MABEL I. MCINTIRE, WIDOW, ON THE WEST BY A STREET AND ON THE NORTH BY ROAD LEADING FROM LOOP STATIONS TO FRANKSTOWN ALSO, BEGINNING AT AN IRON PIN AT CORNER OF LAND NOW OR LATE OF HOWARD C. MCINTIRE, ET UX, AND THOSE HEREIN DESCRIBED; THENCE SOUTH 17 1/2 DEGREES EAST 100 FEET TO CORNER; THENCE SOUTH 79 1/2 DEGREES WEST 103 FEET TO A STREET; THENCE NORTH 17 1/2 DEGREES WEST 100 FEET TO A CORNER ON SAID STREET; THENCE NORTH 79 1/2 DEGREES EAST 103 FEET TO PLACE OF BEGINNING. BOUNDED ON THE EAST BY LANDS NOW OR LATE OF R.H. MCINTIRE; ON THE SOUTH BY LAND NOW OR LATE OF C.H. SNOBERGER; ON THE WEST BY A STREET AND ON THE NORTH BY LAND NOW OR LATE OF HOWARD MCINTIRE, ET. UX.

BEING KNOWN AS: 170 RIVER ROAD, HOLLIDAYSBURG, PA 16648

PROPERTY ID NUMBER: 04.00-02..-031.00-000

BEING THE SAME PREMISES WHICH PAUL W. CARNELL, JR., UNMARRIED MAN BY DEED DATED 8/10/2018 AND RECORDED 9/14/2018 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT NO.: 201815152, GRANTED AND CONVEYED UNTO NICHOLAS MCCUNE ANT) VIRGINIA L. GOLDBERG AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

PROPERTY ADDRESS: 170 RIVER RD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 04.00-02..-031.00-000

Seized and taken into execution to be sold as the property of NICHOLAS MCCUNE, VIRGINIA L. GOLDBERG 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