

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-204

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 lot of ground lying and being situate in the Borough of Roaring Spring, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING fifty (50) feet on the Northern side of Cherry Street (formerly New York Avenue) and extending back therefrom, of uniform width in a Northerly direction, one hundred and fifty (150) feet, more or less, between Cemetery Avenue (formerly Second Street) on the West and property now or formerly of William Ayers on the East to an Alley. Being the first lot East of Cemetery Avenue on the Northern side of said Cherry Street, as shown by official Plot of said Borough of Roaring Spring as recorded in Charter Book B, Page 105.

BEING the same premises granted and conveyed to TRISHA M. WRIGHT, unmarried, from Charles B. Querry and Margaret A. Querry, husband and wife, per certain Deed dated February 28, 2018, and recorded in the Office of the Recorder of Deeds of Blair County, Pennsylvania on March 1, 2018, at Instrument No.: 201803248.

UNDER AND SUBJECT, NEVERTHELESS, to all restrictions, easements, conditions and covenants of record. This statement shall be deemed merely as notice that restrictions may appear in the line of title and relate with the subjects as stated however, this shall in no way be deemed to be a republication, reinstatement, or imposition of limitations of any kind whatsoever.

HAVING ERECTED THEREON a residential dwelling commonly known and numbered as 301 Cherry Street, Roaring Spring, Pennsylvania 16673.

BEING FURTHER identified as TAX PARCEL NO.: 18.00-01...-216.00-000.

This Property is seized and taken in Execution as the Property of Trisha M. Wright.

PROPERTY ADDRESS: 301 CHERRY STREET, ROARING SPRING, PA 16673

UPI / TAX PARCEL NUMBER: 18.00-01...-216.00-000.

Seized and taken into execution to be sold as the property of TRISHA M WRIGHT in suit of FIRST NATIONAL BANK OF PA.

**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:  
FIRST NATIONAL BANK OF PENNSYLVANIA CORPORATE COUNSEL  
PITTSBURGH, PA 4124659718

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