

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2596

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, MARCH 12, 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.

EXHIBIT A

ALL that certain piece or parcel of land situate, lying and being in the Township of Blair, County of Blair and Commonwealth of Pennsylvania, being more fully bounded and described as follows:

BEGINNING at an existing iron pin on the Northwesterly right-of-way line of Orchard Drive, where the same intersects with the Southwesterly corner of Lot No. 141D; thence along and upon line of Lot 141D North 22 degrees 43 minutes 55 seconds West a distance of 125 feet to an iron pin on the Southerly line of Lot No. 123; thence along and upon said line South 67 degrees 32 minutes West a distance of 21 feet to an iron pin at the corner of Lot No. 141B; thence along and upon line of said Lot South 22 degrees 43 minutes 55 seconds East a distance of 125 feet to an iron pin on the Northerly right-of-way line of Orchard Dive; thence along and upon said right-of-way line North 67 degrees 32 minutes East a distance of 21 feet to an iron pin, the point and place of beginning. Containing 2,625.03 square feet and being designated as Lot No. 141C in a certain plan of subdivision done by Keller Engineers dated May 13, 1998, and recorded in the Office of the Recorder of Deeds in and for the County of Blair, Commonwealth of Pennsylvania, in Plot Book Volume 18 at Page 116. Having thereupon erected a townhouse known and designated as 616 Orchard Drive, Duncansville, Pennsylvania.

HAVING thereon erected townhouse known and designated as 616 Orchard Drive, Duncansville, Pennsylvania.

UNDER AND SUBJECT to certain easements and restrictive covenants as are contained in Blair County Deed Book Volume No. 962 at Page 843 and as are more fully set forth in an Equity Action filed to No. 3014 in Equity Docket M at Page 377, as the same may be applicable.

ALSO, UNDER AND SUBJECT to the notes, easements and reservations as set forth on the aforesaid Plan of Subdivision.

TOGETHER with all the rights and obligations as provided for by law as to the party walls on the subject property.

BEING further identified as Blair County Tax Parcel No. 04.00-04D-141.02-000 shown on the assessment map in the records of Blair County, Pennsylvania.

BEING the same premises to which became vested in Douglas K. Johnnie, a married man, by deed of Douglas K. Johnnie and Nancy L. Johnnie, husband and wife, dated April 20, 2016, and recorded in Blair County Instrument Number: 201609034 on June 8, 2016.

PROPERTY ADDRESS: 616 ORCHARD DRIVE, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 04.00-04D-141.02-000

Seized and taken into execution to be sold as the property of LOIS WOLF, ADMINISTRATRIX OF THE ESTATE OF DOUGLAS K. JOHNNIE in suit of ALTOONA FIRST SAVINGS BANK.

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:
REA, REA, LASHINSKY, ATTORNEYS AT LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania