

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2658

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, NOVEMBER 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.

ALL that certain piece, lot or parcel of ground situate, lying and being in the Township of Allegheny, County of Blair and State of Pennsylvania, more fully bounded and described as follows, to wit: BEGINNING at an iron pin in the center of the Township Road leading from Cross Keys to the Sugar Run Road, thence in an Easterly direction and along the center of said Township Road South 59 degrees 45 minutes East a distance of 225 feet to an iron pin; thence in a Southerly direction and at right angles to said last given line and along land now or formerly of Levi Hoover, et ux and across a creek South 29 degrees 30 minutes West a distance of 323 feet 9 inches to an iron pin; thence in a Westerly direction North 63 degrees 15 minutes West a distance of 226 feet 4 inches to an iron pin in land now or formerly of Levi Hoover, et ux; thence in a Northerly direction and across said creek at the plank bridge North 29 degrees 30 minutes East a distance of 338.2 feet to an iron pin in the center of the Township Road leading from Cross Keys to the Sugar Run Road and place of beginning. Containing 1.72 acres of land according to draft of survey made by E. F. Beringer, R.S. under date of November 13, 1948. Having thereon erected a dwelling house.

EXCEPTING AND RESERVING from the aforesaid the parcel of land which was heretofore conveyed to Clyde S. Hoover and Katherine M. Hoover, his wife, by deed dated November 3, 1965 and recorded in Blair County Deed Book Volume 840, Page 62.

BEING the same premises, title to which became vested in Francis R. Hoover by deed of Clyde S. Hoover, et ux, dated March 5, 1970 and recorded in Blair County Deed Book Volume 900, Page 630.

ALSO, ALL that certain piece or parcel of land, with any improvements thereon erected, situate, lying and being in Allegheny Township, Blair County, Pennsylvania, and more particularly described as follows: BEGINNING at an iron pin in the center of Allegheny Township Road known as Carson Valley Road at line of land now or formerly of Melvin and Elaine Pletcher; thence South 29 degrees 30 minutes East along land now or formerly of Melvin and Elaine Pletcher a distance of 235 feet, more or less, to the center of an existing stream; thence South 59 degrees 45 minutes East a distance of 15 feet, more or less, to land now or formerly of George W. Hoover; thence North 29 degrees 30 minutes East along said Hoover land a distance of 235 feet, more or less, to an iron pin in the center of Allegheny Township Road known as Carson Valley Road; thence North 59 degrees 45 minutes West a distance of 15 feet, more or less, to an iron pin, the point and place of beginning. A survey, of which the foregoing is a part, made by J. Earl Fisher, Registered Surveyor, on July 12, 1963, is recorded in Blair County.

EXCEPTING AND RESERVING, however, an easement and right-of-way over the entire premises for the laying, construction, repair, maintenance, improvement and replacement of a water line and/or a water drainage line or pipe, whether the same be located underground or on the ground, with the right of ingress, egress and regress to exercise this easement and right-of-way.

BEING the same premises, title to which became vested in Francis R. Hoover by deed of Melvin J. Fletcher, et ux, dated November 16, 1970 and recorded in Blair County Deed Book Volume 913, Page 628.

BEING KNOWN AS: 2769 CARSON VALLEY RD DUNCANSVILLE, PA 16635
PROPERTY ID: 02-00-05-011.00-000

TITLE TO SAID PREMISES IS VESTED IN MICHAEL HOOVER AND JENNIFER HOOVER, HIS WIFE BY DEED FROM DAVID F. HOOVER, ADMINISTRATOR OF THE ESTATE OF FRANCIS R. HOOVER, DECEASED DATED 02/27/2008 RECORDED 04/03/2008 INSTRUMENT NO. 200805816

PROPERTY ADDRESS: 2769 CARSON VALLEY RD, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02-00-05-011.00-000

Seized and taken into execution to be sold as the property of MICHAEL HOOVER, JENNIFER HOOVER in suit of SELENE FINANCE, LP.

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:
RAS CITRON, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania