

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3018

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, MAY 14, 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 TRACT OF PIECE OF LAND SITUATE IN FRANKSTOWN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, MORE PARTICULARLY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF HAZEL DRIVE; THENCE FROM SAID POINT AND ALONG THE WESTERLY SIDE OF HAZEL DRIVE SOUTH 13 DEGREES EAST A DISTANCE OF 125 FEET TO LINE OF LOT NC. 5; THENCE ALONG LINE OF LOT NO. 5 SOUTH 77 DEGREES WEST A DISTANCE OF 87.85 FEET; THENCE FROM SAID POINT AND ALONG OTHER LANDS NOW OR FORMERLY OF RAYMOND E. CLAPPER ET UX. NORTH 13 DEGREES WEST A DISTANCE OF 125 FEET TO THE LINE OF LOT NO. 1; THENCE FROM SAID POINT AND ALONG LINE OF LOT NO. 1 NORTH 77 DEGREES EAST, A DISTANCE OF 87.85 FEET TO A POINT ON THE WESTERLY SIDE OF HAZEL DRIVE, BEING THE POINT AND PLACE OF BEGINNING. CONTAINING 10,981.25 SQUARE FEET AND BEING ALL OF LOT NO. 3 IN A PLAN OF LOTS LAID OUT BY RAYMOND E. CLAPPER WHICH SAID PLAN HAS BEEN DULY RECORDED IN PLOT BOOK 8, AT PAGE 63.

SUBJECT TO A 25 FOOT BUILDING RESTRICTION LINE AND A 10 FOOT WATER EASEMENT AS SHOWN ON SAID RECORDED PLAN, AND HAVING THEREON ERECTED A MODERN ONE-STORY DWELLING HOUSE.

SUBJECT ALSO TO A CERTAIN DECLARATION OF RESTRICTIONS DULY RECORDED ON NOVEMBER 10, 1958.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 80 9310; SOURCE OF TITLE IS DOCUMENT NO. 200523804 (RECORDED 11/30/05)

ParcelNo.:080003G00300000

Premises being: RR2, Box 16 a/k/a 116 Hazel Drive, Frankstown Township a/k/a Hollidaysburg, PA 16648

BEING the same premises which Richard C. Scott And Nancy A. Scott, Husband Wife by Deed dated November 18, 2005 and recorded in the Office of Recorder of Deeds of Blair County on November 30, 2005 at granted and conveyed unto The Scott Family Trust, Richard C. Scott And Nancy A. Scott Trustees Or Their Successor Trustee

PROPERTY ADDRESS: RR2 BOX 16, A/K/A 116 HAZEL DRIVE, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 080003G00300000

Seized and taken into execution to be sold as the property of RENEE ISULA SOLELY IN HER CAPACITY AS KNOWN HEIR OF RICHARD C. SCOTT, A BENEFICIARY TO THE SCOTT FAMILY TRUST DATED NOVEMBER 18, 2005, NOW DECEASED,, ROBIN JOYNER, SOLEY IN HER CAPACITY AS KNOWN HEIR OF RICHARD C. SCOTT, A BENEFICIARY AND TRUSTEE TO THE SCOTT FAMILY TRUST DATED NOVEMBER 18, 2005, NOW DECEASED, THE SCOTT FAMILY TRUST, RICHARD C. SCOTT AND NANCY A. SCOTT, TRUSTEES OR THEIR SUCCESSOR TRUSTEES DATED 11/18/2005, THE UNKNOWN HEIRS OF RICHARD C. SCOTT, A BENEFICIARY AND TRUSTEE TO THE SCOTT FAMILY TRUST DATED NOVEMBER 18, 2005, NOW DECEASED in suit of MORTGAGE ASSETS MANAGEMENT, 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:
STERN & EISENBERG, PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania