

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3113

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 piece or parcel of land, situate in North Woodbury Township, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a p.k. nail in the middle of Legislative Route No. 07001 on the boundary line of Lots No. 2 and 3; thence along said boundary line North fifty six (56) degrees thirty four (34) minutes West, a distance of two hundred twelve and eighty three hundredths (212.83) feet to an iron pin; thence North thirty three (33) degrees twenty six (26) minutes East, along other lands of Grantors, herein a distance of 204.73 feet to an iron pin; thence South fifty six (56) degrees thirty four (34) minutes West, along the boundary line of Lots No. 3 and ; 4, a distance of two hundred twelve and eighty three hundredths (212.83) feet to a p.k. nail in Legislative Route No. 07001; thence South thirty three (33) degrees twenty six (26) minutes West, through said Route, a distance of two hundred four and seventy three hundredths (204.73) feet to a p.k. nail, the point and place of beginning. Containing one (1) acre and being all of Lot No. 3 and described according to a survey by Barry E. Shaw, R.S., on April 12, 1978, a copy of which is attached hereto and made a part hereof.

BEING a portion of the 10 acre 57 perch parcel of land, title to which became vested in Grantors herein by deed of Roy Shriver and Lethian Shriver, also spelled Lethiam c. Chriver, dated April 14, 1969 and recorded in Blair County Deed Book Volume 889 at Page 170.

BEING PART OF THE SAME PREMISES granted and conveyed unto James R. Byler and Debra A. Byler, husband and wife, by virtue of a Deed between Robert G. Bradley and Carol A. Bradley, husband and wife, dated August 23, 1978, and recorded in the Blair County Recorder of Deeds office on September 5, 1978, to Blair County Deed Book 1019, Pages 31, et seq.

TOGETHER with all and singular the buildings, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, in law and equity, or otherwise howsoever, of, in, and to the same and every part thereof,

TO HAVE AND TO HOLD the said lot, parcel or piece of ground, hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns, forever.

AND the said party of the first part, for itself, its successors and assigns, does by these presents, covenant, grant and agree, to and with the said party of the second part, its successors and assigns, that it, the said party of the first part, its successors and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against them, the said party of the first part, its successors and assigns, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, shall and will SPECIALLY WARRANT and forever DEFEND.

UNDER AND SUBJECT to restrictions, reservations, exceptions, covenants and conditions as set forth in the chain of title.

HAZARDOUS WASTE IS NEITHER BEING PRESENTLY DISPOSED OF NOR HAS EVER BEEN DISPOSED OF BY THE GRANTOR HEREIN NOR DOES THE GRANTOR HEREIN HAVE ANY ACTUAL KNOWLEDGE THAT HAZARDOUS WASTE HAS BEEN DISPOSED OF ON THE PREMISES HEREIN.

NOTICE - THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT #4422185.1 CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

IMPROVED PROPERTY BEING KNOWN AS: 1617 Millerstown Road, Martinsburg, PA 16662

IMPROVED PROPERTY BEING USED FOR: Residential single-family home

MAP/PARCEL/PLATE: 17.00-03.-017.02-000

PROPERTY ADDRESS: 1617 MILLERSTOWN ROAD, MARTINSBURG, PA 16662

UPI / TAX PARCEL NUMBER: 17.00-03.-017.02-000

Seized and taken into execution to be sold as the property of AARON BYLER, D/B/A/ BYLER BUILDERS, ET AL, JAMES BYLER, DEBRA BYLER, AARON BYLER, D/B/A/ BYLER BUILDERS, ET AL, AARON BYLER, D/B/A/ BYLER BUILDERS, ET AL, AARON BYLER, D/B/A/ BYLER BUILDERS, ET AL in suit of MMG INVESTMENTS VI. 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:
HOURIGAN, KLUNGER & QUINN, P.C.
KINGSTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania