

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-680

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, SEPTEMBER 10, 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.

Parcel No.: 24-5-1-1-1 & 24-5-1-1-2
Premises being: RR 1 Box 77 A/K/A RD 1 Box 77, Williamsburg, PA 16693

PARCEL 1: ALL. that certain parcel of land situate in Woodbury Township, Blair County, Pennsylvania. bounded and described as follows:

BEGINNING at a railroad spike on the centerline of Township Road 484; thence along said centerline the following four courses and distances: North 02 degrees 15 minutes 00 seconds East a distance of 15 feet, North 06 degrees 51 minutes 00 seconds East a distance of 50 feet, North 11 degrees 18 minutes 00 seconds East a distance of 50 feet, North 19 degrees 40 minutes 00 seconds East a distance of 50 feet to a point; thence along lands now or formerly of Gail Zyski, South 75 degrees 36 minutes 00 seconds East a distance of 150.00 feet to a point; thence continuing along same North 27 degrees 26 minutes 00 seconds East a distance of 100.00 feet to a point; thence along lands now or formerly of Charles C. Powell, South 75 degrees 36 minutes 00 seconds East a distance of 150.00 feet to an iron pin; thence along lands now or formerly of Mary Jane Cumutte and James B. Dell, South 08 degrees 23 minutes 00 seconds West a distance of 242.85 feet to an iron pin; thence along other lauds now or formerly of Bessie Herrick, North 78 degrees 56 minutes 30 seconds West a distance of 340.74 feet to a railroad spike, the point and place of BEGINNING.

CONTAINING 1.58 acres and described in accordance with a survey made by G. I. Phillips, III, R. S. a draft of which is attached to Blair County Deed Book Volume 1166 at Page 235 and incorporated by reference herein.

BEING the same premises title to which became vested in TIMOTHY M. NEVITT and MICHELLE NEVITT, HUSBAND AND WIFE by deed of BESSIE HERRICK. WIDOW dated March 8, 1989 and recorded March 14, 1989 in BLAIR County Deed Book Volume 1166, page 233.

PARCEL 2: ALL that certain piece or parcel of land situate in the Township of Woodbury, County of Blair and State of Pennsylvania, described as follows:

BEGINNING at a spike in the center of public road leading from Cove Forge to Williamsburg, known as Township Route No. 454, which spike is at the Southwest corner of land now or formerly of Camp Manahath; thence along line of land of Camp Manahath, South 75 degrees 30 minutes East a distance of 150 feet to a stake on line of other land of now or formerly of Bessie Herrick: thence along other land now or formerly of Herrick, South 27 degrees 32 minutes West a distance of 100 feet to a stake; thence along same, North 75 degrees 30 minutes West a distance of 150 feet to a stake in center of said Township Road No. 454; thence along the center line of said Township Road, North 27 degrees 32 minutes East a distance of 100 feet to spike, the place of BEGINNING.

CONTAINING 0.335 acres according to survey made by Eugene J. Bates on April 3, 1966, a copy of which is attached to Blair County Deed Book Volume 845 at Page 456 and incorporated by reference herein.

BEING the same premises which Timothy M. Nevitt and Michelle G. Nevitt by Deed dated July 26, 1999 and recorded in the Office of Recorder of Deeds of Blair County on July 26, 1999 at Book 1415, Page 348 granted and conveyed unto Troy L Richardson.

PROPERTY ADDRESS: RR 1 BOX 77 A/K/A RD1 BOX 77, WILLIAMSBURG, PA 16693

UPI / TAX PARCEL NUMBER: 24-5-1-1-1 & 24-5-1-1-2

Seized and taken into execution to be sold as the property of TROY L. RICHARDSON, TROY RICHARDSON in suit of CITI BANK NA.

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
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania