

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-175

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.

ALL that certain lot or piece of ground situate, lying and being in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a post along the public road leading from Duncansville to Fetter's Run, now known as Township Road 411, Maple Hollow Road; thence West 66 feet along said public road to a post; thence South 127 feet to a post; thence East 66 feet to a post; thence North 127 feet to a post along said public road to place of beginning, said lot fronting on said public road and running back 127 feet at right angles to said road to an alley. There being an alley of 10 feet on the East and South side from public road along line of lands now or formerly of Annie M . Piper on the South.

BEING THE SAME PREMISES which Scott E. Payne, by Deed dated 6/27/2022 and recorded in the Office of the Recorder of Deeds of Blair County on 6/28/2022 in Instrument No. 202211692, granted and conveyed unto Luk A. Bowmaster and Amy McIntyre.

BEING KNOWN AS: 183 Maple Hollow Road, Duncansville, Pennsylvania 16635

PARCEL # 02.00-13B.-005.00-000

PROPERTY ADDRESS: 183 MAPLE HOLLOW ROAD, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-13B.-005.00-000

Seized and taken into execution to be sold as the property of LUK A. BOWMASTER, AMY MCINTYRE in suit of PENNYMAC LOAN SERVICES, 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:
POWERS KIRN, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania