

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3396

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 vacant lot of ground situate in the Township of Frankstown, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the middle of the Turkey Valley Road, leading from Geeseytown to the Beaverdams (the said point being on line of other land now or formerly of Joseph R. Judy, et ux.); thence along other land now or formerly of Joseph R. Judy, et ux., North forty (40) degrees thirty-four (34) minutes West, a distance of four hundred ninety-five and three-tenths (495.3) feet to a stake on line of land now or formerly of Sheldon F. Gearhart; thence along the Gearhart line, North fifty (50) degrees twenty (26) minutes East, a distance of one hundred sixty-three and five-tenths (163.5) feet to an oak; thence continuing along the Gearhart line and land now or formerly of Robert Gonsman, South forty (40) degrees thirty-four (34) minutes East, a distance of three hundred seventy-seven (377) feet to an iron pin on the Northerly side of the aforesaid highway; thence South fourteen (14) degrees ten (10) minutes West, a distance of two hundred (200) feet to the spike on the center of the said highway, being the place of beginning.

CONTAINING 1.636 acres in accordance with survey made June 1966, by Harry S. Miller, Registered Surveyor, a copy of which was recorded August 4, 1966 in Blair County Deed Book Volume 850, at Page 315.

BEING the same property title to which Scott D. Decker and Michael R. DeCort granted and conveyed unto Gregory A. Foor and Miriam J. Foor, husband and wife, by deed dated March 22, 2019, and recorded April 17, 2019 in the Blair County Recorder of Deeds Office at Instrument Number 201905472.

UNDER AND SUBJECT to all adverse conveyances, exceptions, conditions, restrictions, reservations, easements and right-of-ways, which are contained in prior deeds or other instruments of record.

BEING known as Blair County Tax Parcel No. 08.00-06..-031.01-000.

PROPERTY ADDRESS: 237 TURKEY VALLEY ROAD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-06..-031.01-000

Seized and taken into execution to be sold as the property of GREGORY A. FOOR, MIRIAM J. FOOR in suit of SNARE & ASSOCIATES MORTGAGE 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:
MCQUAIDE BLASKO, INC
STATE COLLEGE, PA 814-238-4926

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania