

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-3675

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 piece or parcel of land situate in the Township of Taylor, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at or near the center line of SR 0867 (Bloomfield Road), at the Northeastern corner of lands now or formerly of Mitchell A. Hoover and Kristi M. Long; thence along the center line of SR 0867, South 23 degrees 06 minutes 54 seconds West, a distance of 149.17 feet to a magnetic nail; thence South 23 degrees 06 minutes 54 seconds West, a distance of 12.95 feet to a magnetic nail; thence North 75 degrees 54 minutes 42 seconds West, a distance of 201.86 feet to an iron pin; thence North 79 degrees 30 minutes 00 seconds West, a distance of 244.85 feet to an existing iron pin at the common corner of land of said Hoover and Long and the land now or formerly of Rebecca D. Hillegass; thence North 42 degrees 38 minutes 17 seconds East, a distance of 133.75 feet to an existing iron pin; thence South 84 degrees 00 minutes 00 seconds East, a distance of 411.83 feet to the point and place of beginning. CONTAINING 1.287 acres.

BEING THE SAME PREMISES which Mark W. Buell and Renee L. Buell, by Deed dated 11/17/2021 and recorded in the Office of the Recorder of Deeds of Blair County on 11/22/2021 in Instrument No. 202122745, granted and conveyed unto Robert S. Young, Jr. and Taliha Lynn Young.

BEING KNOWN AS: 1916 Bloomfield Road, Roaring Spring, Pennsylvania 16673

PARCEL # 20-00-10A.006.00-000

PROPERTY ADDRESS: 1916 BLOOMFIELD RD, ROARING SPRING, PA 16673

UPI / TAX PARCEL NUMBER: 20-00-10A.006.00-000

Seized and taken into execution to be sold as the property of ROBERT S. YOUNG, JR., TALIHA LYNN YOUNG 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