

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-507

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, NOVEMBER 12, 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.

PURPART NO. 1: ALL that certain lot of ground situate in that area known as Carson Valley, located in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake in center of Pletcher Road approximately four hundred (400) feet from Broad Avenue Extension Road; thence South 53° 32' East, a distance of one hundred (100) feet, to a stake; thence, South 23° 33' West, a distance of two hundred seventeen and eight tenths (217.8) feet, to a stake; thence North 53° 32' West, a distance of one hundred (100) feet, to a stake; thence North 23° 33' East, a distance of two hundred seventeen and eight tenths (217.8) feet, to a stake, the point and place of beginning. Being Lot No. 1 and consisting of one-half (1/2) acre, as surveyed by Registered Surveyor Maurice E. Long, July 22, 1970.

UNDER AND SUBJECT to that restriction of record that no unlicensed vehicles, discarded lumber or accumulated rubbish will be permitted at any time.

TOGETHER with the right and privilege to Grantees, their heirs and assigns, and their invited guests to use (in common with others) a thirty (30) feet right of way extending from Broad Avenue along the North side of the property herein conveyed (being one-half (1/2) or fifteen (15) feet of which is on the property herein conveyed) for purposes of ingress, egress and regress to and from said premises.

PURPART NO.2: ALL that certain lot of ground situate in that area known as Carson Valley, located in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the northwestern corner of the hereinafter described parcel of ground and on the common boundary line with lands now or formerly of K.R. Miller, Jr., said starting point being South 23 degrees 33 minutes West, a distance of 217.8 feet from an iron pin in the center line of Pletcher Lane; thence along other lands of the Grantees, South 53 degrees 32 minutes East, a distance of 100 feet to an iron pin; thence along lands now or formerly of Jeffrey K. DelBaggio and Mary E. DelBaggio, husband and wife, South 58 degrees 7 minutes East, a distance of 100 feet to an iron pin; thence along lands now or formerly of Vernon Abraham Pletcher and Eva Mae Pletcher, South 23 degrees 33 minutes West, a distance of 115.7 feet to an iron pin; thence along the right-of- way of the Commonwealth of Pennsylvania, Department of Transportation, for U.S. Route 220, North 52 degrees 43 minutes West, a distance of 202.19 feet to an iron pin; thence along lands now or formerly of K.R. Miller, Jr., North 23 degrees 33 minutes East, a distance of 104.57 feet to an iron pin, the point and place of BEGINNING. CONTAINING .5 acres by draft of survey by William R. Saylor, dated November 19, 1983.

BEING the same premises which Donald Eugene Banks and Lora Lee Banks, husband and wife, by deed dated and recorded December 18, 2001 in Blair County in Deed Book Volume 1599 at Page 873, granted and conveyed unto Bonnie E. Pallo.

BEING KNOWN AS: 643 PLETCHER ROAD DUNCANSVILLE, PA 16635

PROPERTY ID: 02.00-08A.-039.00-000

TITLE TO SAID PREMISES IS VESTED IN JERRY G. ROBISON AND GEORGANNA K. ROBISON, HUSBAND AND WIFE BY DEED FROM BONNIE E. PALLO, DATED MAY 16, 2003 RECORDED May 21, 2003 IN BOOK NO. 1759 PAGE 712 INSTRUMENT NO. 09801
JERRY G. ROBISON IS DECEASED, DATE OF DEATH IS JULY 1, 2018
GEORGANNA K. ROBISON IS DECEASED DATE OF DEATH IS OCTOBER 4, 2023

PROPERTY ADDRESS: 643 PLETCHER ROAD, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-08A.-039.00-000

Seized and taken into execution to be sold as the property of GEORGANNA K. ROBISON, SCOTT ANDREW SMITH, IN HIS CAPACITY AS HEIR OF GEORGANNA K. ROBISON, HARRY GEORGE SMITH, IN HIS CAPACITY AS HEIR OF GEORGANNA K. ROBISON, HARRY GEORGE SMITH, IN HIS CAPACITY AS HEIR OF GEORGANNA K. ROBISON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGANNA K. ROBINSON in suit of SPECIALIZED LOAN SERVICING, 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:
RAS CITRON
mount laurel, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania