

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-2712

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, JANUARY 14, 2026  
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 OF GROUND WITH THE IMPROVEMENTS THEREON ERECTED SITUATE IN GREENFIELD TOWNSHIP, BLAIR COUNTY, COMMONWEALTH OF PENNSYLVANIA, NEAR THE TOWN OF SPROUL, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF RAILROAD STREET AT CORNER OF PROPERLY BEING CONVEYED TO WILLIAM C. MOCK AND DOROTHY P. MOCK; THENCE ALONG RAILROAD STREET NORTH SEVENTY-EIGHT (78) DEGREES FORTY FIVE (45') MINUTES WEST, A DISTANCE OF FORTY-FIVE (45') FEET TO A POINT ON PROPERTY BEING CONVEYED TO ROSS F. MCDONALD AND BRACY L. MCDONALD; THENCE ALONG THE MCDONALD LINE, NORTH TEN (10) DEGREES TWENTY (20') MINUTES EAST, A DISTANCE OF ONE HUNDRED FIFTY-SEVEN (157) FEET TO AN ALLEY, TWENTY (20) FEET IN WIDTH; THENCE ALONG THE SAID ALLEY, SOUTH SIXTY (60) DEGREES FORTY-FOUR (44') MINUTES EAST, A DISTANCE OF FORTY-EIGHT (48) FEET TO A POINT ON PROPERTY BEING CONVEYED TO THE SAID MOCKS, SOUTH TEN (10) DEGREES TWENTY (20') MINUTES WEST, (157 FEET} TO RAILROAD STREET, THE PLACE OF BEGINNING.

Tax/Parcel Number: 10.00- 18B.-063.00-000

KNOWN AS: 321 Railroad Street, Sproul, PA 16682

BEING the same premises by deed from Fonda Feathers, Administratrix of the Estate of Ronald Feathers a/k/a Ronald L. Feathers a/lc/a Ronald Lee Feathers, dated July 18, 2018, and recorded July 23, 2018, in the Blair County Recorder of Deeds at Instrument No. 201811900, granted and conveyed unto Fonda Feathers.

Fonda Feathers departed this life February 19, 2024, and therefore vesting interest to Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest, from or under Fonda Feathers a/k/a Fonda J. Feathers, deceased mortgagor and owner

PROPERTY ADDRESS: 321 RAILROAD STREET, SPROUL, PA 16682

UPI / TAX PARCEL NUMBER: 10.00- 18B.-063.00-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FONDA FEATHERS AKA FONDA J FEATHERS DECEASED MORTGAGOR AND OWNER in suit of NATIONSTAR MORTGAGE 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:  
ALBERTELLI LAW  
TAMPA, FL 856-724-1888

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania