

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2878

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 tract of land situate in the Township of Juniata, County of Blair, and State of Pennsylvania, described as follows, to wit:

BEGINNING at a post on line of H.F. McIntosh Estate, on east side of Township Road leading west up Burket Hollow; thence West four hundred thirty (430) feet along said Township Road and land of Leo T. Diehl to a post; thence Northeast five hundred and ninety (590) feet on the east side of a private road and land of Paul E. More and Arthur C. Irvin to a post; thence South six hundred and seventy-seven (677) feet along land of H.F. McIntosh Estate to the place of beginning; and being a triangular tract of land containing three (3) acres, more or less.

Parcel ID: 13.00-06..-014.00-000; Control #013 016713

Property Address (for informational purposes only): 200 Burket Hollow Rd., Duncansville, PA 16635
BEING the same premises which SYLVESTER J. DIEHL, A/IC/A SYLVESTER J. DIEHL, SR., AND ETHEL M. DIEHL, HUSBAND AND WIFE, by deed dated May 13, 1997 and recorded May 13, 1997 at Book 1289, Page 482 in the Office of the Recorder of Deeds of Blair County, PA, granted and conveyed unto SYLVESTER J. DIEHL, SR. AND ETHEL M. DIEHL, HUSBAND AND WIFE, POSSESSING A 2/5 INTEREST; SYLVESTER J. DIEHL, JR., SON OF THE GRANTORS, POSSESSING A 1/5 INTEREST; BRIAN A. DIEHL, SON OF THE GRANTORS, POSSESSING A 1/5 INTEREST; AND BRYANT A. DIEHL, GRANDSON OF THE GRANTORS, POSSESSING A 1/5 INTEREST, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

AND THE FOLLOWING SAID GRANTEES have departed this life. Sylvester J. Diehl, Sr. (d. July 8, 2010); Ethel M. Diehl (d. November 13, 2020); Sylvester J. Diehl, Jr. (d. September 15, 1998); Brian A. Diehl (d. April 12, 2023). Title is thereby vested in Bryant A. Diehl as the last remaining joint tenant with rights of survivorship.

PROPERTY ADDRESS: 200 BURKET HOLLOW ROAD, DUCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 13.00-06..-014.00-000

Seized and taken into execution to be sold as the property of BRYANT A. DIEHL, OCCUPANTS in suit of FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST.

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:
LOGS LEGAL GROUP LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania