

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1259

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 piece or parcel of land, with the buildings and improvements thereon erected, lying, situate, and being in the Township of Blair, County of Blair, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point 120 feet from an iron pin at the Northwest intersection of Oak and Park Streets in the Fort Fetter section of Blair Township, said point being along the westerly side of Park Street, which runs South 11 degrees West; thence North 79 degrees West, a distance of 100 feet along line of lands now or formerly of Charles W. McGinley to a point; thence North 11 degrees East, a distance of 100 feet to a point; thence South 79 degrees East along other lands now or formerly of John L. Stage, et ux., a distance of 100 feet to the westerly line of Park Street; thence South 11 degrees West, a distance of 100 feet to the point on the westerly side of Park Street, the PLACE OF BEGINNING.

CONTAINING 10,000 square feet and having thereon erected a one-story dwelling with two/car garage attached thereto.

Parcel ID #: 04.00-01D.-010.01-000

BEING KNOWN AS: 204 Justice Street, Hollidaysburg, Pennsylvania 16648.

Title to said premises is vested in Cory Tyler Myers by deed from Goldizen Real EState LLC, a Pennsylvania Limited Company dated May 24, 2024, and recorded June 7, 2024, in Instrument Number 202407920.

PROPERTY ADDRESS: 204 JUSTICE STREET, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 04.00-01D.-010.01-000

Seized and taken into execution to be sold as the property of CORY TYLER MYERS in suit of PENNYMAC LOAN SERVICES.

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:
MCCABE WEIBERG & CONWAY

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania