

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-1303

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 situate, lying and being in the Township of Blair, County of Blair and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the Northeasterly side of State Route 2016, said point being on the division line between Lot No. 2 and Residual Lot No. 1 as depicted on the Final Plan of the Laratonda Subdivision the same being of record in Blair County Plot Book Volume 24, at page 97; thence, from said point and along said division line North 45 degrees 50 minutes 16 seconds East, 201.40 feet to a point on line of other lands now or formerly of Francis T. Knab, et ux; thence, along said division line South 65 degrees 22 minutes 51 seconds East, 127.28 feet to a point on the Northwesterly side of said State Route 2016; thence, along and upon same South 26 degrees 15 minutes 1 second West, 139.99 feet to a point; thence, on a curve to the right with a radius of 52.64 feet an arc length of 82.41 feet to a point on the Northeasterly side of said State Route 2016; thence, continuing along same North 64 degrees 2 minutes 59 seconds West, 142.38 feet to the point and Place of Beginning.

BEING THE SAME PREMISES which Heather Molliver, by Deed dated 9/16/2022 and recorded in the Office of the Recorder of Deeds of Blair County on 9/20/2022 in Instrument No. 202216805, granted and conveyed unto Shana M. Rager and Devin R. Rager.

BEING KNOWN AS: 533 Chimney Rocks Road, Hollidaysburg, Pennsylvania 16648

PARCEL # 04.00-05-170.00-000

PROPERTY ADDRESS: 533 CHIMNEY ROCKS ROAD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 04.00-05-170.00-000

Seized and taken into execution to be sold as the property of SHANA M. RAGER, DEVIN R. RAGER 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