SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-219

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 13, 2027
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 of parcel of land, situate in the Township of Catherine, County of Blair and State of Pennsylvania, described as follow:

BEGINNING at a stone on the Northeasterly side of the State road leading from Williamsburg to Yellow Spring at corner of land now of formerly of Harry Wagner; thence along said Wagner land North 56-1/2 degrees East seventeen and fourth-tenths (17.4) perches to a post on other land now or late of David E Fonner and Grace E Former; thence along other lands now or formerly of David E Former and Grace E Fonner, South 40 degrees East nine and twenty-three-one-hundredths (9 23) perches to a post; thence continuing along other lands now or formerly of David E Fonner and Grace E Fonner, south 561/2 degrees West, seventeen and four-tenths (17 4) perches to a stone on said State Highway; thence along said State Highway North 40 degrees West nine and twenty-three one-hundredths (9.23) perches to a stone, the place of Beginning

Containing one (1) acre net measure according to survey made by W.S Suter, Surveyor, under date of July 2, 1946.

BEING known as Blair County Tax Parcel No. 06.00-10003.00

BEING the same premises the title to which became vested in Kelly D Snyder and rylurinda J Snyder, h/w, by deed of Mary E Estep, John H Pearson and Raymond K Pearson as Co-Executors of the Estate of Ella Mae Pearson dated 04/13/2004 and recorded 04/20/2004 in Blair County Deed Book 1881 Volume 709.

Parcel ID #: 06.00-10..-008.00-0000

BEING KNOWN AS: 1912 Yellow Springs Drive, Williamsburg, Pennsylvania 16693.

Title to said premises is vested in Quinton D. Snyder by deed from KELLY D. SNYDER AND MURINDA J. SNYDER dated April 27th, 2018, and recorded April 30, 2018 in Instrument Number 201806802.

PROPERTY ADDRESS: 1912 YELLOW SPRINGS DRIVE, WILLIAMSBURG, PA 16693

UPI / TAX PARCEL NUMBER: 06.00-10..-008.00-0000

Seized and taken into execution to be sold as the property of QUINTON D. SNYDER in suit of CITIZENS BANK, N.A. F/K/A RBS CITIZENS NA.

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 WEISBERG & CONWAY
PHILADELPHIA, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.