

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-2434

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

BEGINNING at a point in the center of Township Road No. T397, said point being located where the Southwesterly line of lands of Hannah E. Brenneman bounds the Northeasterly line of land herein described; thence South thirty-eight (38) degrees 00 minutes West a distance of 312.76 feet along the centerline of said Township Road No. T397 and along lands now or formerly of Mervin Brumbaugh; thence South Fifty-two (52) degrees 00 minutes East a distance of 300 feet along lands now or formerly of Donald Roarabough et ux to an iron pin; thence North Thirty-eight (38) degrees 00 minutes East a distance of 150 feet along other lands now or formerly of Brenneman to an iron pin; thence North Twenty-three (23) degrees thirty-one (31) minutes West a distance of 341.31 feet along other lands now or formerly of Brenneman, to a railroad spike, the point and place of beginning. Containing 1.59 acres.

TAX PARCEL #24.00-13.-003.02-000

Being the same premised conveyed from King H. Rose, widower, to Vance C. Smith and Joyce K. Smith, husband and wife, by deed dated 02/23/2004, recorded 02/27/2004. Blair County Records, Instrument #2004-003155.

ALL that certain piece or parcel of land situate in the Township of Woodbury County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of Township Road No. T397 said point being located where the Northeasterly line of land now or formerly of Mervin Brumbaugh bounds the Southwesterly line of land of the property herein conveyed; thence South Eighty (80) degrees twenty-nine (29) minutes East a distance of 341.31 feet along lands now or formerly of Mervin Brumbaugh to an iron pin at the Southeastern corner of the land herein conveyed; thence North Thirty-eight (38) degrees 00 minutes East a distance of 150 feet along other lands now or formerly of Brenneman to an iron pin at the Northeastern corner of the land herein conveyed; thence North Fifty-two (52) degrees 00 minutes West a distance of 300 feet along lands of Mary Margaret Rose et vir to a railroad spike at the Northwestern corner of the lands herein conveyed; thence South thirty-eight (38) degrees 00 minutes West a distance of 312.76 feet along the center line of township Road No. T397 and along lands now or formerly of Mervin Brumbaugh to a railroad spike at the Southwestern corner of the lands herein conveyed, the point and place of beginning. Containing 1.59 acres.

TAX PARCEL #24.00-13.-003.01-000

Being the same premised conveyed from Betty Jane Roarabaugh, widow, to Vance C. Smith and Joyce K. Smith, husband and wife, by deed dated 08/23/2006, recorded 08/24/2006. Blair County Records, Instrument #2006-17009.

The legal description of the mortgage dated 08/17/2017, recorded 08/29/2017, Instrument #2017-14342 is hereby amended to include the legal description for TAX PARCEL #24.00-13.-003.01-000.

BEING KNOWN AS: 358 MILL HILL ROAD, WOODBURY TOWNSHIP A/K/A WILLIAMSBURG, PA 16693

PROPERTY ID NUMBER: 24.00-13.-003.02-000 & 24.00-13.-003.01-000

BEING THE SAME PREMISES WHICH BETTY JANE ROARABAUGH BY DEED DATED 8/23/2006 AND RECORDED 8/24/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #200617009, GRANTED AND CONVEYED UNTO VANCE C. SMITH AND JOYCE K. SMITH.

PROPERTY ADDRESS: 358 MILL HALL ROAD, WILLIAMSBURG, PA 16693

UPI / TAX PARCEL NUMBER: 24.00-13.-003.02-000 & 24.00-13.-003.01-000

Seized and taken into execution to be sold as the property of COLLEEN R. SAYEGH AS ADMINISTRATRIX OF THE ESTATE OF JOYCE K. SMITH, DECEASED in suit of M&T BANK A/K/A MANUFACTURES AND TRADE TRUST COMPANY.

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:  
KML LAW GROUP PC

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania