

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3698

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, MARCH 11, 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 Allegheny, County of Blair and Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a point on the Northeasterly line of land now or formerly of James D. and Mary Nagle, said point being located where the Southwesterly line of land now or formerly of Merle D. and Grace Zimmerman bounds the Northeasterly line of land of the Grantors herein; thence South seventy (70) degrees thirty-three (33) minutes East a distance of 354.01 feet to a point; thence South zero nine (09) North seventy (70) degrees six (6) minutes West a distance of 247.21 feet to a point; thence North twenty-three (23) degrees zero (00) minutes West a distance of 195.49 feet to a point. Containing 1.001 acre consisting of Parcel A (0.992 acre) and Parcel C (0.009 acre) and intending to comply with a survey draft of Ronald P. Stouffer, Registered Professional Land Surveyor, dated July 1988, Project No. 00-076, a copy of which is attached hereto.

Further, the Grantors do hereby grant and convey to the Grantees, their heirs and assigns, a right of way and easement for the free and uninterrupted use, liberty, privilege of and passage in and along a roadway for ingress and egress to the premises heretofore conveyed, which roadway extends from Zimmerman's Lane to the Easterly boundary of the aforescribed premises, more particularly bounded and described as follows: BEGINNING at a point on the Southwesterly side of Zimmerman's Lane at the corner of premises now or formerly of Frank C. and Grace R. Klisiewicz; thence along the Southwesterly side of Zimmerman's Lane South twenty-one (21) degrees thirty-five (35) minutes East a distance of 29.17 feet to a point; thence North seventy (70) degrees thirty-three (33) minutes West a distance of 162.43 feet to a point; thence North nine (9) degrees forty-one (41) minutes East a distance of 22.33 feet to a point; thence South seventy (70) degrees thirty-three (33) minutes East a distance of 147.07 feet to a point and place of beginning. Containing 0.078 acres and identified as Parcel B on the aforesaid attached survey draft of Ronald P. Stouffer.

BEING KNOWN AS: 109 ZIMMERMAN LN, DUNCANVILLE, PA 16635 PROPERTY ID: 02.00-10C.014.01-000

TITLE TO SAID PREMISES IS VESTED IN KENNETH J. LONG, JR., AND MARTHA L. LONG BY DEED FROM FRANK L. GROVE, SR., AND AUDREY R. GROVE, DATED AUGUST 10, 1988 RECORDED AUGUST 11, 1988 IN BOOK NO. 1157, AT PAGE 1027

THE SAID MARTHA L. LONG HAVING DEPARTED THIS LIFE ON 3/18/2007

PROPERTY ADDRESS: 109 ZIMMERMAN LANE, DUNCANVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-10C.014.01-000

Seized and taken into execution to be sold as the property of KENNETH J. LONG A/K/A KENNETH J. LONG, JR. in suit of CITIMORTGAGE, INC..

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:
RAS CITRON, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania