

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-0638

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.

Parcel No. 1

All that certain piece of land containing 1.006 acres, including the right and privilege, for themselves or their assigns, to utilize the thirty-three (33) foot right-of-way, Locust Lane, for ingress and egress, situate, lying and being in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the Southerly side of the right-of-way of Locust Lane, 646.69 feet from its intersection with LR 414; thence, South 17 degrees 37 minutes West, a distance of 205.0 feet to a point; thence, South 72 degrees 23 minutes East, a distance of 213.82 feet to a point; thence, North 17 degrees 37 minutes East, a distance of 205.0 feet, to a point on the Southerly edge of the right-of-way of Locust Lane; thence, back along the right-of-way of Locust Lane, a distance of 213.82 feet to the place of beginning.

Under and subject to certain land use restrictions as the same appear in Blair County Deed Book Volume 971, at page 675.

Parcel No. 2

All that certain piece of land containing 1.006 acres, including the right and privilege, for themselves or their assigns, to utilize the thirty-three (33) foot right-of-way, Locust Lane, for ingress and egress, situate, lying and being in the Township of Allegheny, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a stake on the Southerly side of Locust Lane, 860.51 feet from the intersection of the Southerly side of Locust Lane and the Easterly side of the right-of-way of LR 414; thence, South 17 degrees 37 minutes West, a distance of 205.0 feet to a stake; thence, South 72 degrees 23 minutes East, a distance of 213.82 feet to a stake; thence, North 17 degrees 37 minutes East, a distance of 205.0 feet to the right-of-way of Locust Lane; thence, back along the right-of-way of Locust Lane a distance of 213.82 feet to the point and place of beginning. Being Lot No. 5 of that plan or survey of lots as shown on the survey of J.E. Adams, R.S., dated March 31, 1972.

Under and subject to certain land use restrictions as the same appear in Blair County Deed Book Volume 972, at page 842.

BEING known and numbered as 130 Strawberry Lane, Duncansville, PA 16635»

Being the same property conveyed to Joseph Robert York, Jr., aka Josphe York, a single man who acquired title by virtue of a deed from William M. Bryan, Jr., Executor of the Estate of William M. Bryan a/k/a William M. Bryan, Sr., deceased, dated May 6, 2022, recorded May 6, 2022, as Instrument Number 202208323, and deed of correction recorded on December 13, 2022, as Instrument Number 202221657, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 02.00-05..-006.03-000

PROPERTY ADDRESS: 130 STRAWBERRY LANE, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-05..-006.03-000

Seized and taken into execution to be sold as the property of JOSEPH YORK. AKA JOSEPH ROBERT YORK, JR. in suit of NATIONSTAR MORTGAGE 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:
THE MANLEY LAW FIRM, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania