

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2105

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, MAY 13, 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 lot or parcel of ground lying and being situate in Allegheny Township, Blair County, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of State Route 2016 (formerly Legislative Route 11035) leading from Gallitzin to Coupon, at a corner of land now or formerly of Michael L. Vinglass; thence along the easterly line of said State Route 2016 North five (5) degrees, fifty-two (52) minutes thirty (30) seconds east a distance of one hundred fourteen and fifty-three hundredths (114.53) feet to an iron pin at corner of land now or formerly of Bernard J. and Helen M. McIntosh; thence along boundary line of other land of Bernard J. and Helen M. McIntosh South seventy-five (75) degrees fifty-nine (59) minutes seven (07) seconds East a distance of one hundred thirty-five and thirty-nine hundredths (135.39) feet to an iron pin, being common boundary line of other land now or formerly of Bernard J. and Helen M. McIntosh and now or formerly of Pauline Palko; thence South two (2) degrees six (6) minutes thirty-one (31) seconds West a distance of seventy-six and sixty-six hundredths (76.66) feet to a nail; thence along boundary line of land now or formerly of Pauline Palko South sixty (60) degrees forty-four (44) minutes seven (7) seconds East a distance of five hundred sixty and twenty-five hundredths (560.25) feet to an iron pin; thence South sixty (60) degrees twenty-one (21) minutes two (2) seconds East a distance of one hundred seventy-three and seventy-six hundredths (173.76) feet to an iron pin at the corner of land now or formerly of Beach Grove Coal & Coke Company; thence South nine (9) degrees fifty-six (56) minutes twenty-one (21) seconds West a distance of fifty (50) feet to an iron pin at corner of land now or formerly of Joseph Jancoski; thence along boundary line of land now or formerly of Joseph Jancoski North sixty-one (61) degrees five (5) minutes seven (7) seconds West a distance of eight hundred seventy-four and forty-five hundredths (874.45) feet to an iron pin on the easterly side of State Route 2016, the point and place of beginning.

BEING 1.257 acres and being in accordance with the plan of survey of property to be conveyed to James McIntosh prepared by Galen P. Seese, P.L.S. said survey dated September, 1993.

UNDER AND SUBJECT to the exceptions, reservations, conditions and restrictions as more fully set forth in prior deeds of conveyance.

BEING THE SAME PREMISES title to which became vested in James A. McIntosh, by Deed of James A. McIntosh and Constance L. McIntosh, his wife, dated July 18, 2005, and recorded in Blair County Deed Instrument No. 200513557.

BEING KNOWN AS: 980 Tunnel Hill Street, Gallitzin, PA 16641-1811

PARCEL #25.00-02A.-007.00-000

PROPERTY ADDRESS: 980 TUNNEL HILL STREET, GALLITZIN, PA 16641

UPI / TAX PARCEL NUMBER: 25.00-02A.-007.00-000

Seized and taken into execution to be sold as the property of JAMES A. MCINTOSH in suit of PACIFIC SOUTHWEST NOTE FUND.

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:
SHNAYDER LAW FIRM LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania