SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-GN-3257

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 or parcel of land situate in the Township of Blair, County of Blair, and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwesterly line of Park Lane, said point being located where the Southwesterly line of Lot No. 18 intersects with the Northeasterly line of Lot No. 19; thence South 17 degrees 30 minutes West, a distance of (120) feet to a point on the Northeasterly line of Lot No. 20; thence North 72 degrees 30 minutes West, a distance of (154.99) feet to a point; thence North 19 degrees 29 minutes East, a distance of (120.07) feet to a point on the Southwesterly line of Lot No. 18; thence south 72 degrees 30 minutes East, a distance of (150.83) feet to the point and place of BEGINNING. Being Lot No. 19 in the plan of Lots of Luther M. Smith, prepared by Anthony T. Sossong, Registered Professional Engineer, on May 15, 1962.

EXCEPTING AND RESERVING, nevertheless, unto Luther M. Smith and Leola G. Smith, their heirs and assigns, a right-of-way five (5) feet in width along Park Lane for the purpose of permitting the said Luther M. Smith and Leola G. Smith, their heirs, and assigns, the right to install sewer lines, water lines, and drains, the said drains to be placed in sufficient depth so as not to interfere with the surface of the lane.

AND, UNDER AND SUBJECT to conditions and restrictions as set forth in Deed Book Volume 936, Page 1055.

BEING Blair County Tax Parcel Number 4-6C-37.

BEING the same premises title to which became vested in the Mortgagors herein by deed of Dorothy A. Querry, single, dated May 26, 2006 and intended to be recorded herewith.

BEING the same premises which Dorothy A. Querry by Deed dated May 26, 2006 and recorded in the Official Records of Blair County on May 31, 2006 as Instrument 200610520 granted and conveyed unto Ryan M. Mackey and Valerie A. Mackey.

16 South Park Lane, Duncansville, PA 16635

Tax Parcel Number: 04.00-06C.-037.00-000

PROPERTY ADDRESS: 16 SOUTH PARK LANE, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 04.00-06C.-037.00-000

Seized and taken into execution to be sold as the property of VALERIE A. MACKEY, RYAN M. MACKEY, UNITED STATES OF AMERICA in suit of ELIZON MASTER PARTICIPATION TRUST I, US BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE.

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:
FRIEDMAN VARTOLO LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.