

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-2313

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 TRACT OR PARCEL OF LAND situate in the County of Blair, State of Pennsylvania, to wit; ALL that certain parcel of land situate in the Township of Greenfield, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point marked by an iron bolt in the center of Highway #70702, leading from Claysburg to Blue Knob, and the southwest corner of land of Thomas Hetrick; thence, North sixty-two (62) degrees thirty (30) minutes East, along lands of the said Hetrick, a distance of one hundred thirty (130) feet to a point marked by a stone; thence, through lands of Samuel P. Glass, et ux., South nine (9) degrees thirty (30) minutes East, a distance of one hundred (100) feet to a point marked by a stake; thence, South eighty-eight (88) degrees East, through lands of Samuel P. Glass, et ux., a distance of one hundred thirty-six and five-tenths (136.5) feet to a spike in the center of a Township Road; thence, South two (2) degrees thirty (30) minutes West, on and along said Road, a distance of one hundred eighty-four (184) feet to another spike in the center of said Road; thence, South eighty-seven (87) degrees twenty-two (22) minutes West, through lands of Samuel P. Glass, et ux., a distance of one hundred thirty-eight and four-tenths (138.4) feet to a railroad spike in the center of said Highway #07072; thence, North twenty-seven (27) degrees thirty (30) minutes West, along the center of said Highway, a distance of two hundred sixty-three and five-tenths (263.5) feet to the iron bolt and place of beginning. Said parcel of land containing 1.038 acres according to a survey prepared by Harry S. Miller, R.S. Dated May 21, 1963.

BEING KNOWN AS: 1390 POLECAT ROAD, EAST FREEDOM, PA 16637

PROPERTY ID NUMBER: 10.00-09..-041.02-000

BEING THE SAME PREMISES WHICH JOE A. STEELE AND DAISY M. STEELE BY DEED DATED 10/15/2021 AND RECORDED 10/20/2021 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 202120393, GRANTED AND CONVEYED UNTO ERIC J. STEPHENS.

PROPERTY ADDRESS: 1390 POLECAT ROAD, EAST FREEDOM, PA 16637

UPI / TAX PARCEL NUMBER: 10.00-09..-041.02-000

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF ERIC J. STEPHENS DECEASED in suit of PENNYMAC LOAN SERVICES, 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:  
KML LAW GROUP, P.C.

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania