

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-3869

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:

**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.

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ALL THAT CERTAIN PIECE OR PARCEL OF GROUND SITUATE IN THE TOWNSHIP OF WOODBURY, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF TOWNSHIP ROAD NO. T397, SAID POINT BEING LOCATED WHERE THE SOUTHWESTERLY LINE OF LANDS OF HANNAH E. BRENNEMAN BOUNDS THE NORTHEASTERLY LINE OF LAND HEREIN DESCRIBED; THENCE SOUTH THIRTY-EIGHT (38) DEGREES 00 MINUTES WEST A DISTANCE OF 312.76 FEET ALONG THE CENTERLINE OF SAID TOWNSHIP ROAD NO. T397 AND ALONG LANDS NOW OR FORMERLY OF MERVIN BRUMBAUGH; THENCE SOUTH FIFTY-TWO (52) DEGREES 00 MINUTES EAST A DISTANCE OF 300 FEET ALONG LANDS NOW OR FORMERLY OF DONALD ROARABOUGH ET UX TO AN IRON PIN; THENCE NORTH THIRTY-EIGHT (38) DEGREES 00 MINUTES EAST A DISTANCE OF 150 FEET ALONG OTHER LANDS NOW OR FORMERLY OF BRENNEMAN TO AN IRON PIN; THENCE NORTH TWENTY-THREE (23) DEGREES THIRTY-ONE (31) MINUTES WEST A DISTANCE OF 341.31 FEET ALONG OTHER LANDS NOW OR FORMERLY OF BRENNEMAN, TO A RAILROAD SPIKE, THE POINT AND PLACE OF BEGINNING. CONTAINING 1.59 ACRES.

Property Address: 358 Mill Hill Road, Williamsburg, PA 16693

Parcel ID: 2400-13-3-2

BEING THE SAME PREMISES TITLE TO WHICH BECAME VESTED IN VANCE C. SMITH AND JOYCE K. SMITH, HUSBAND AND WIFE, BY DEED OF KING H. ROSE, WIDOWER, DATED FEBRUARY 23, 2004, AND RECORDED IN BLAIR COUNTY RECORD BOOK VOLUME 1865, PAGE 91. VANCE C. SMITH DIED JUNE 20, 2014, THEREBY VESTING FULL AND COMPLETE TITLE IN JOYCE K. SMITH BY OPERATION OF LAW.

PROPERTY ADDRESS: 358 MILL HILL ROAD, WILLIAMSBURG, PA 16693

Seized and taken into execution to be sold as the property of COLLEEN R. SAYEGH, SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. SMITH, DECEASED, SARA R. PARKS, SOLELY IN HER CAPACITY AS HEIR OF JOYCE K. SMITH, DECEASED in suit of M & T BANK.

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**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:  
MCCALLA RAYMER LEIBERT PIERCE, LLC

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