

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3901

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.

ALL those certain tracts or pieces of real estate situate, lying and being partly in the Township of Greenfield and partly in the Township of Freedom, in the County of Blair and state of Pennsylvania, bounded and described as follows:

PURPART I

ALL that piece or parcel of land beginning at the center line of Polecat Hollow Road; thence South 65 degrees 59 minutes 39 seconds West a distance of 20.01 feet to an iron pin; thence along line of lands of Richard W. Stainbrook and Cohen C. Stainbrook the following courses and distances: South 4 degrees 11 minutes 00 seconds West a distance of 129.21 feet to an iron pin; thence South 14 degrees 40 minutes 20 seconds West a distance of 88.54 feet to an iron pin; thence South 32 degrees 49 minutes 00 seconds West a distance of 156.70 feet to an iron pin; thence South 75 degrees 53 minutes 36 seconds West a distance of 268.04 feet to an iron pin; thence North 82 degrees 48 minutes 24 seconds West a distance of 254.64 feet to an iron pin; thence South 73 degrees 10 minutes 30 seconds West a distance of 100.00 feet to an iron pin; thence North 3 degrees 41 minutes 41 seconds West a distance of 826.38 feet to an iron pin; thence North 67 degrees 44 minutes 30 seconds East a distance of 610.29 feet to an iron pin located at the center line of Polecat Hollow Road; thence along Polecat Hollow Road South 24 degrees 11 minutes 12 seconds East a distance of 108.62 feet to an iron pin; thence South 25 degrees 41 minutes 45 seconds East a distance of 610.15 feet to an iron pin the point and place of beginning. CONTAINING 16.054 acres and being further identified as all of Lot No. 2 in the Richard W. and Colleen Stainbrook 10 Acre Exemption Subdivision Plan recorded in the Office of the Blair County Recorder of Deeds to Instrument No. 201800829; Book 96, Page 19.

UNDER AND SUBJECT to the exceptions, reservations, restrictions, easements, and conditions as contained in all prior deeds of conveyance, as well as all sewer and utility easements as set forth in the plan for described in accordance with that certain Subdivision for Lot No. 2 of the Richard W. and Colleen C. Stainbrook, as prepared by Gerald L. Pastva, Registered Professional Land Surveyor, the same approved as a subdivision by the Freedom Township Supervisors, and recorded in the Office of the Blair County Recorder of Deeds to Instrument No. 201800829; Book 96, Page 19.

TOGETHER with the right of ingress and egress over a 40-foot lane or right-of-way as shown on Subdivision of Lot No. 2 of the Richard W. and Colleen C. Stainbrook, as prepared by Gerald L. Pastva, Registered Professional Land Surveyor, recorded in the Office of the Recorder of Deeds in and for Blair County to Blair County Instrument No. 201800829 and incorporated by reference herein; said lane or right-of-way being on the Southerly side of the remaining property of Richard W. Stainbrook and Colleen C. Stainbrook and said right-of-way being for the joint use of the parcel herein described and the remaining parcel of Richard W. Stainbrook and Colleen C. Stainbrook; each party to keep the said right-of-way unobstructed and for purposes of ingress and egress only.

BEING a portion of Purparts I and II of the same premises title to which became vested in Colleen C. Stainbrook and Richard W. Stainbrook, her husband, by Deed of John H. Kuhns, Jr. and Violet Kuhns, husband and wife, dated the 17th day of February, 1989 and recorded the 7th day of March, 1989, in the Office of the Recorder of Deeds in and for Blair County in Deed Book Volume 1165, Page 998.

Portion of TAX PARCEL NO. 9-09-001

PURPART II

ALL that certain piece or tract of land beginning at a stone corner in Public Road leading to the Johnstown Road; thence along said road North Fourteen (14) degrees West, forty-seven (47) perches to stone; thence by land now or formerly of Frances Smith, seventy-one (71) degrees East forty-six (46) perches to post; thence by land now or formerly of H.W. Stiffler, South twelve (12) degrees forty-eight and one-half (48 1/2) perches to stones; thence by land now or formerly of John Ickes, South seventy-five (75) degrees West forty-four (44) perches to the place of beginning. Containing thirteen (13) acres and fifty-five (55) perches, net.

Subject to the same rights, privileges, agreements rights of way, easements, conditions, exceptions, restrictions and reservations that may exist by virtue of prior recorded instruments, plans, deeds or conveyances.

BEING all of Purpart III of the same premises title to which became vested in Colleen C. Stainbrook and Richard W. Stainbrook, her husband, by Deed of John H. Kuhns, Jr. and Violet Kuhns, husband and wife, dated the 17th day of February, 1989 and recorded the 7th day of March, 1989, in the Office of the Recorder of Deeds in and for Blair County in Deed Book Volume 1165, Page 998.

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PURPART III

ALL that other piece, parcel and tract of land beginning at a post adjoining other lands now or formerly of H.W. Stiffler; thence along said Stiffler land, South twelve (12) degrees East, forty-eight and two-tenths (48.2) perches to a post; thence along lands now or formerly of John Ickes, South seventy-five (75) degrees West forty-four (44) perches to post in road; thence along other lands now or formerly of Samuel Earnest North fourteen (14) degrees West forty-seven (47) perches to stones; thence North seventy-one (71) degrees East forty-six (46) perches to the place of beginning. Containing thirteen (13) acres and fifty-five (55) perches, net.

Subject to the same rights, privileges, agreements rights of way, easements, conditions, exceptions, restrictions and reservations that may exist by virtue of prior recorded instruments, plans, deeds or conveyances.

BEING all of Purpart IV of the same premises title to which became vested in Colleen C. Stainbrook and Richard W. Stainbrook, her husband, by Deed of John H. Kuhns, Jr. and Violet Kuhns, husband and wife, dated the 17th day of February, 1989 and recorded the 7th day of March, 1989, in the Office of the Recorder of Deeds in and for Blair County in Deed Book Volume 1165, Page 998.

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ALSO BEING the same premises which were transferred to Zachary R. Stainbrook, single, by deed of Richard W. Stainbrook and Colleen C. Stainbrook, Husband and Wife, dates the 16th day of January, 2018 and recorded on the 17th day of January, 2018, to Blair County Instrument Number 201800875.

PROPERTY ADDRESS: 60 STAINBROOK LANE, EAST FREEDOM, PA 16637

UPI / TAX PARCEL NUMBER: 9-09-001

Seized and taken into execution to be sold as the property of ZACHARY R. STAINBROOK, SHANA M. MYERS in suit of RELIANCE SAVINGS BANK D/B/A RELIANCE BANK.

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:
GOLDSTEIN HESLOP STEEL CLAPPER OSWALT & SMITH

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania