SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3834

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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF BLAIR, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF PENNSYLVANIA STATE HIGHWAY ROUTE NO. 220 LEADING FROM DUNCANSVILLE TO NEWRY AT THE SOUTHEASTERN CORNER OF LINE OF LAND OF TORRANCE A. LONG, ET UX; THENCE IN A WESTERLY DIRECTION ALONG THE LINE OF LANDS OF SAID TORRANCE A. LONG, ET UX, A DISTANCE OF ONE HUNDRED EIGHTY-SEVEN (187) FEET, MORE OR LESS, TO THE LINE OF RIGHT OF WAY OF THE PENNSYLVANIA RAILROAD COMPANY; THENCE IN A SOUTHERLY DIRECTION ALONG THE LINE OF SAID PENNSYLVANIA RAILROAD COMPANY RIGHT-OF-WAY A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION THROUGH OTHER LANDS OF MARY ELIZABETH MCCOY A DISTANCE OF ONE HUNDRED EIGHTY-SEVEN (187) FEET, MORE OF LESS, TO THE WESTERLY SIDE OF THE AFORESAID PENNSYLVANIA STATE HIGHWAY ROUTE NO. 220; THENCE IN NORTHERLY DIRECTION ALONG SAID PENNSYLVANIA STATE HIGHWAY ROUTE NO. 220 A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT, THE PLACE OF BEGINNING.

BEING THE SAME PREMISES WHICH MARIAN L. ARNOLD, AS SURVIVING TENANT BY THE ENTIRETY OF WILLIAM P. ARNOLD, BY DEED DATED SEPTEMBER 14, 2004 AND RECORDED OCTOBER 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BLAIR IN DEED BOOK 1941, PAGE 465 GRANTED AND CONVEYED UNTO MARION L. ARNOLD.

THE SAID MARIAN L. ARNOLD A/K/A MARION L. ARNOLD DEPARTED THIS LIFE ON OR ABOUT OCTOBER 14, 2023.

BEING KNOWN AS 16553 DUNNINGS HIGHWAY, DUNCANSVILLE, PA 16635

PARCEL ID NO. 04.00-03..-041.06-000

PROPERTY ADDRESS: 16553 DUNNINGS HIGHWAY, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 04.00-03..-041.06-000

Seized and taken into execution to be sold as the property of THERESA CARROLL, KNOWN HEIR OF MARIAN L. ARNOLD A/K/A MARION L. ARNOLD, DECEASED, PENNY STIFFLER, KNOWN HEIR OF MARIAN L. ARNOLD A/K/A MARION L. ARNOLD, DECEASED, STEVEN ARNOLD, KNOWN HEIR OF MARIAN L. ARNOLD A/K/A MARION L. ARNOLD, DECEASED, PAMELA DAVIS A/K/A PAMELA MILLER A/K/A PAMELA ARNOLD, KNOWN HEIR OF MARIAN L. ARNOLD A/K/A MARION L. ARNOLD, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDERKNOWN HEIR OF MARIAN L. ARNOLD A/K/A MARION L. ARNOLD, DECEASED in suit of U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUSOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2020-R3, MORTGAGE-BACKED NOTES, SERIES 2020-R3.

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.