

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-1685

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, MAY 13, 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 certain piece or parcel of land situate and being in the Township of Snyder, County of Blair and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron spike in the center of Snyder Township Road, TR 510, Schock Hollow Road, and by lot of Mabel Davidson Wilson and Carl E. Wilson as recorded in Blair County Deed Book Volume 680, Page 346; thence by the lot of Mable Davidson Wilson and Carl E. Wilson, North 09 degrees 42' 13" West, 196.79 feet to existing concrete monument passing through an iron pin set on the edge of Schock Hollow Road, 16.5 feet from the iron pin set in the center of Schock Hollow Road; thence by lands of Mabel Davidson Wilson and Carl E. Wilson, South 80 degrees 06' 32" West, 124.69 feet to an iron pin; thence by lands of Ruth May Davidson and Henry George Davidson, North 34 degrees 34' 22" East, 247.52 feet to an existing concrete monument; thence by lands of the Borough of Tyrone, South 53 degrees 32' 53" East, 488.54 feet to a spike set in the middle of Schock Hollow Road, passing through an iron pin set on the edge of Schock Hollow Road 21.79 feet from the pin in the center of Schock Hollow Road; thence by the center of Schock Hollow Road and lands of Eugene Ralph Hegg, South 77 degrees 13' 13" West, 387.55 feet to an iron spike, the place of beginning. Containing 2.008 acres according to a survey of Gerald L. Pastva, dated November 14, 2003, attached hereto.

BEING Part of Tax Parcel No. 19-19-8

BEING THE SAME PREMISES WHICH Linda K. Strong, Executrix of the Estate of Henry W. Davidson a/k/a Harry W. Davidson, deceased, by Deed dated November 14, 2006 and recorded on December 15, 2006 in the office for the Recording of Deeds in and for the County of Blair, at instrument number 200625203, granted and conveyed unto Kathie V. Sims and James R. Sims, wife and husband, their heirs and assigns. The said Kathie V. Sims having departed this life on the 2<sup>nd</sup> day of December, 2015, thereby vesting title to the Premises solely in her surviving spouse, James R. Sims, by operation of law.

PROPERTY ADDRESS: 238 SCHOCH HOLLOW RD, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 19-19-8

Seized and taken into execution to be sold as the property of JAMES R. SIMS in suit of 21ST MORTGAGE CORPORATION.

**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:  
GROSS MCGINLEY, LLP  
ALLENTOWN, PA

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