

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1465

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 that certain Lot No. #160 in the Kittanning Run Section of the recorded plan of the lots in the Office of the Recorder of Deeds in and for the County Of Blair, Commonwealth of Pennsylvania, in Plot Book No. 10, at Page 1, et seq., lcnno as the Spruce Knob Plan of Blue Knob Resort, Inc. situate in the Township of Greenfield, County of Blair, Commonwealth of Pennsylvania, and consisting of 0.279 acres.

UNDER AND SUBJECT NEVERTHELESS, to certain conditions, easements and restrictions as appear of record in the plan of lots of Spruce Knob found in Blair County Plot Book 10, at Page No. 1, et seq., in the Recorder of Deeds Office in and for said County and further as appear in the Declaration of Protective Covenants and Restrictions as they appear of record in Deed Book Volume 950, at Page 1, et seq. in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania.

AND the Grantees, for themselves, their successors and assigns, by acceptance of this indenture, agree with the Grantor, its heirs and assigns, that said restrictions and conditions shall be covenants running with the land, and that in any deed of conveyance of said premises or any part thereof to any person or persons, said restrictions and conditions shall be incorporated by reference to this indenture and the record hereof or as fully as the same are contained herein.

EXCEPTING AND RESERVING herefrom all record rights existing under and by virtue of certain outstanding oil and gas leases as the same may appear in the records in the County of Blair, Commonwealth of Pennsylvania.

BEING KNOWN AS: 1544 Overland Pass, Claysburg, PA 16625

BEING TAX PARCEL NO. 10.00-07AA-008.00-000

PROPERTY ADDRESS: 1544 OVERLAND PASS, CLAYSBURG, PA 16625

UPI / TAX PARCEL NUMBER: 10.00-07AA-008.00-000

Seized and taken into execution to be sold as the property of SAMUEL DONALD WILEY, II in suit of GREENFIELD TOWNSHIP MUNICIPAL AUTHORITY.

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:
EVEY BLACK ATTORNEYS LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania