SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-355

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 of that certain tract of land situate in the Township of Logan, County of Blair and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING At a point, which point is the intersection of the Northeastern line of State Road leading from Altoona to Ashville known as Route no. 36, with the Northeastern line of Wopsononock Boulevard; thence north thirty-seven (37) degrees East two hundred eighty-eight (288) feet to a point; thence south seven; (7) degrees thirty (30) minutes West three hundred forty-five (345) feet to a point; thence north twenty-three and one half (231/2) degrees, West, one hundred seventy-four (174) feet to a point on the Northeastern line of said State Road; thence North twelve (12) degrees forty-five (45) minutes West along and upon the Northeastern side of said State Road, one hundred seven (107) feet to a point; thence North along and upon the Northeastern side of said State Road, sixteen and one-half
(16 1/2) degrees East forty-eight (48) feet to a point, the place of beginning:

UNDER and SUBJECT to the exceptions, reservations, ,restrictions and conditions as contained in prior deeds Of convoyance.

For Legal Purposes Only:
Commonly Known As 4946 Colonel Drake Highway, Ashville, PA 16613
Being Known As Tax Parcel 14-7-9 on the tax map of the Borough of Ashville, County of Blair,
State of Pennsylvania

PROPERTY ADDRESS: 4946 COLONEL DRAKE HIGHWAY, ASHVILLE, PA 16613

UPI / TAX PARCEL NUMBER: 14-7-9

Seized and taken into execution to be sold as the property of FTS CAPITAL, LLC, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLOTTE E. TREMMEL, DECEASED, MICHAEL TREMMEL KNOWN HEIR OF CHARLOTTE E. TREMMEL, DECEASED, CARRIE FAGAN, KNOWN HEIR OF CHARLOTTE E. TREMMEL, DECEASED in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-DWELLING SERIES V TRUST.

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.