

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-245

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 tract or parcel of land and premises, situate, lying and being in the Township of Logan in the County of Blair and Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point at the Northeast corner of Lot #39 at the intersection of Sylvan Oaks Drive and Cardinal Drive; thence along the Northerly line of Lot #39 South 67 degrees 59 minutes 43 seconds West, a distance of 200.14 feet; thence along lands now or formerly of Barbara Ann Hornung and along the Western line of the lot herein conveyed, North 24 degrees 10 minutes 09 seconds West, a distance of 195.00 feet; thence along the Southern line of Lot #51 North 67 degrees 59 minutes 43 seconds East, a distance of 200.14 feet; thence along the Westerly side of Sylvan Oakes Drive South 24 degrees 10 minutes 09 seconds East, a distance of 195.00 feet to a point and place of beginning. Being all of Lot #40 in the Plan of Lots known as Sylvan East, Phase III and of record in Blair County Plot Book Volume 15, Page 90. Containing .8960 acres.

Blair County Tax Parcel No. 14.00-16B.-040.00-000

BEING the same premises which by Deed dated July 24, 2019 and recorded in the Office of the Recorder of Deeds of Blair County on July 24, 2019 in Deed Instrument #201911436, granted and conveyed unto Andrew J. Meloy.

PROPERTY ADDRESS: 317 SYLVAN OAKES DRIVE, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 14.00-16B.-040.00-000

Seized and taken into execution to be sold as the property of ANDREW J. MELOY in suit of LOGAN TOWNSHIP.

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:
PORTNOFF LAW ASSOCIATES, LTD

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania