

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2812

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:

THURSDAY, NOVEMBER 12, 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 with the improvements thereon erected situated in the "New Lower" extension to the Borough of Roaring Spring, Blair County and Commonwealth of Pennsylvania, bounded and described as follows:

Fronting seventy-five (75) feet on the southeast side of Hickory Street (formerly known as Kearney Street) and extending back there from in a southeastern direction at the same width one hundred twenty-two (122) feet to a twelve (12) foot alley and being lot no. 37 and the North half of Lot No. 38 in the aforesaid plot.

Being known and numbered as premises 918 Hickory Street, Roaring Spring, PA 16673
Under and subject to reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

PARCEL ID(S): 18.00-05,122.00-000

BEING THE SAME PREMISES which Ronald Westley Mickel and Jennifer L. Mickel, his wife, by Deed dated November 20, 1987 and recorded December 4, 1987 in the Office of the Recorder of Deeds in and for the County of Blair, Pennsylvania in Book 1149 Page 81 granted and conveyed unto George C. Burns and Linda L. Burns, his wife, in fee. AND THE SAID George C. Burns passed away on or about June 12, 2024, thereby vesting title of the mortgaged property unto Linda L. Burns.

PROPERTY ADDRESS: 918 HICKORY STREET, ROARING SPRING, PA 16673

UPI / TAX PARCEL NUMBER: 18.00-05,122.00-000

Seized and taken into execution to be sold as the property of LINDA L. BURNS in suit of SELENE FINANCE LP.

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:
LOGS LEGAL GROUP LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania