SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-4169

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.

The Land referred to herein below is situated in the County of BLAIR, State of PA, and is described as follows:

ALL THAT CERTAIN lot or grounds being in North Woodbury Township, Blair County, Pennsylvania, more particularly described as follows:

BEGINNING at a nail, said nail being in the middle of Route 866 on the Northeast corner of Lot No. 42 a distance of 25 feet from the Southwest intersection of Route 866 and Blair County Road No. 103; thence South 32 degrees 14 minutes 37 seconds East a distance of 480.59 feet to an iron pin set, said iron pin being along the Northeastern side of a 48 foot street on the southeast corner of Lot No. 42; thence along a curve to the left having a radius of 355.73 feet, a chord bearing of south 49 degrees 17 minutes 21 seconds West a chord distance of 98.74 a distance of 98.57 feet to an existing iron pin, said iron pin being along the Northeastern side of a 48 foot street on the Southeastern corner of Lot No. 40; thence North 48 degrees 24 minutes 30 seconds West along the Northeasterly line of Lot No. 40 a distance of 334.48 feet to a nail, said nail being in the middle of Route 866; thence along the middle of Route 866, North 15 degrees 23 minutes 30 seconds East a distance of 257.99 feet to a nail, the point and place of beginning.

CONTAINING 1.427 acres and being Lot No. 41 of Meadows Brown Wineland Development as described in a survey prepared by Gerald L. Pastva, Professional Registered land Surveyor, dated December 5, 2003, a draft of this his recorded in Blair County Record Book Volume 1872, page 998.

BEING KNOWN AS: 362 CHANDELLE DRIVE, MARTINSBURG, PA 16662

PROPERTY ID NUMBER: 17.00-04..-030.35-000/ CONTROL #:017 050747

BEING THE SAME PREMISES WHICH GREGORY E. HOUSEHOLDER AND SUSAN F. HOUSEHOLDER, HUSBAND AND WIFE BY DEED DATED 11/21/2008 AND RECORDED 11/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NUMBER: 200820876, GRANTED AND CONVEYED UNTO MICHAEL J. SOYSTER AND NICOLE S. SOYSTER, HUSBAND AND WIFE.

PROPERTY ADDRESS: 362 CHANDELLE DRIVE, MARTINSBURG, PA 16662

UPI / TAX PARCEL NUMBER: 17.00-04..-030.35-000

Seized and taken into execution to be sold as the property of NICOLE S. SOYSTER, MICHAEL J. SOYSTER in suit of SELECT PORTFOLIO SERVICING INC..

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:
KML LAW GROUP PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.