SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3123

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.

EXHIBIT "A"

ALL that certain piece or parcel of land situate, lying, and being in the Township of Frankstown, County of Blair, and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a P.K. nail in the center of Legislative Route 07011 on the boundary line of land now or formerly of Jesse L. Baker; thence North 56 degrees 31 minutes East in the center of said highway a distance of 152 feet to a P.K. nail; thence South 33 degrees 29 minutes West along the boundary line of land now or formerly of C. Dean Clark, et ux., a distance of 260.29 feet to a point on line of land now or formerly of John Brua; thence South 51 degrees 06 minutes West along land now or formerly of John Brua a distance of 152.68 feet to an iron pin; thence North 33 degrees 29 minutes East along land now or formerly of Jesse L. Baker a distance of 274.70 feet to a P.K. nail in the center of Legislative Route 07011, the POINT AND PLACE OF BEGINNING.

BEING Lot No. 11 and a portion of Lot No. 12 in the Plot of Lots laid out for John Brua by John S. Young, R.S., on October 8th, 1947, as resurveyed by Robert Charles Miller, P.E. on March 19th, 1972.

UNDER AND SUBJECT, nevertheless, to all easements, restrictions, reservations, covenants and conditions of record.

BEING TAX PARCEL NO. 08.00-08A.-057.00-000

PROPERTY ADDRESS: 2384 RESERVOIR ROAD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-08A.-057.00-000

Seized and taken into execution to be sold as the property of PATRICK KOELLE, ET AL, ANGELA M KOELLE in suit of FRANKSTOWN 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:
EVEY BLACK ATTORNEYS

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.