# SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**
**No. 2026-GN-1004**

**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.**

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ALL that certain piece or parcel of ground lying and being situate in the Township of Frankstown, County of Blair, and the Commonwealth of Pennsylvania, being all of Lot No. 28 in the plan of lots known as Elmwood, and more particularly bounded and described as follows:

BEGINNING at a point on the southwesterly right-of-way line of a proposed street or road known as Coventry Court at the common corner of Lot Nos. 27 and 28; thence along the southeasterly and westerly right-of-way line of a proposed street or road known as Coventry Court, the following three (3) courses and distances: North 77 degrees 00 minutes 01 second East a distance of 99.90 feet to a point; by the arc of a curve to the right having a radius of 83.55 feet a distance of 132.35 feet and South 12 degrees 14 minutes 17 seconds East a distance of 45.95 feet to a point at the common corner of Lot Nos. 28 and 29; thence along line of Lot No. 29, South 79 degrees 33 minutes 30 seconds West a distance of 184.25 feet to a point at the common corner of Lot Nos. 26, 27, 28 and 29; thence along line of Lot of No. 27, North 12 degrees 25 minutes 14 seconds West a distance of 122.39 feet to a point, the place of beginning. Containing 0.500 of an acre and being all of Lot No. 28 in the plan of lots known as Elmwood, as recorded in Blair County Plot Book Volume 12 at Page 31.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 312 COVENTRY COURT, HOLLIDAYSBURG, PA 16648

MAP #: 08.00-03J.-028.00-000

CONTROL #: 008 042564

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Anthony J. Urban, et ux., by Deed dated September 12, 2017 and recorded September 29, 2017 in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania, Instrument No. 2017-16206, granted and conveyed unto Paul C. Grove, III and Larry E. Snyder.

TO BE SOLD AS THE PROPERTY OF PAUL C. GROVE, III AND LARRY E. SNYDER UNDER BLAIR COUNTY JUDGMENT NO. 2026GN1004

PROPERTY ADDRESS: 312 COVENTRY COURT, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-03J.-028.00-000

**Seized and taken into execution to be sold as the property of PAUL GROVE, III, LARRY SNYDER in suit of MIDFIRST BANK.**

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**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:**
PURCELL KRUG & HALLER
HARRISBURG, PA 717-234-4178

**JAMES E. OTT, Sheriff**
**BLAIR COUNTY, Pennsylvania**

(c) CountySuite Sheriff, Teleosoft, Inc.