

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-1449

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, OCTOBER 09, 2024**  
**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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## LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in the Borough of Tyrone, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING on the West side of Blair Avenue at the corner of Lot No. 254 as shown on the general plan of Tyrone Borough; thence South along line of said Blair Avenue, twenty-five (25) feet to line of lot now or formerly owned by Mary A. Wigham; thence at right angles to said Blair Avenue and along East line of said lot now or formerly of Mary A. Wigham, seventy-seven (77) feet six (6) inches to lone of an alley; thence North by said alley and West by Lot No. 254 by lines equal to and parallel with the first two lines to the place of BEGINNING.

BEING the Northern one-half of Lot No. 255 as shown upon said plan.

HAVING thereon erected a two-story frame dwelling house numbered 1464 Blair Avenue.

BEING THE SAME PREMISES which Tim G. Bowser and Cheryl D. Bowser, husband and wife, by Deed dated January 27, 2021 and recorded on February 4, 2021, in the Blair County Recorder of Deeds Office as Instrument No. 202102139, granted and conveyed unto Jody M. Flythe.

Being Known as 1464 Blair Avenue, Tyrone, PA 16686

Parcel I.D. No. 22.04-09-...-51.00-000

PROPERTY ADDRESS: 1464 BLAIR AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.04-09-...-51.00-000

Seized and taken into execution to be sold as the property of JODY M. FLYTHE in suit of LAKEVIEW LOAN SERVICING LLC.

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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:  
HLADIK, ONORATO AND FEDERMAN LLP

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