

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-2943

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, SEPTEMBER 11, 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.

All that certain lot or parcel of land situate in the Township of Antis , County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the northwesterly side of a 30-foot street, said point being the common corner of Lot No. 13 and Lot No. 12; thence along the northwesterly side of said 30-foot street, North 41 degrees 34 minutes East (erroneously designated as West in prior deed of record), 75 feet to a line of Lot No. 11; thence along a line of Lot No. 11, North 60 degrees 30 minutes West, 120 feet to a point on line of a 20-foot alley; thence along a line of said 20-foot alley, South 41 degrees 34 minutes West, 75 feet to a point on line of Lot No. 13 (erroneously stated as 131 in prior deed of record); thence along a line of Lot No. 13, South 60 degrees 30 minutes East, 120 feet to a point on the northwesterly side of a 30-foot street and the Place of Beginning.

Being designated as Lot No. 32 in the plan of lots subdivided by John T. Funk, on March 6, 1954, for Bernard Berkstresser.

Excepting and Reserving therefrom, all that certain piece or parcel of land, being a strip of land 3.66 feet more or less in width, and running along the southeasterly boundary line of said lot; said strip being conveyed to the Township of Antis for road purposes by deed of Virgil J. Weese, et al., dated June 15, 1970 and recorded July 7, 1970 in Blair County Deed Book 906, Page 3.

BEING KNOWN AS: 139 TIPTON MANOR ROAD, TYRONE, PA 16686

PROPERTY ID NUMBER: 03.00-12B.-001.06-000

BEING THE SAME PREMISES WHICH KRISTIE B. MULHOLLEM A/K/A KRISTIE SHARER AND JACOB SHARER BY DEED DATED 3/24/2022 AND RECORDED 3/29/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #202005628, GRANTED AND CONVEYED UNTO STEPHEN M. HANZIR AND ALEXIS R. UMHOLTZ.

PROPERTY ADDRESS: 139 TIPTON MANOR ROAD, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 03.00-12B.-001.06-000

Seized and taken into execution to be sold as the property of STEPHEN M. HANZIR, ALEXIS R. UMHOLTZ in suit of PENNYMAC LOAN SERVICES, LLC.

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, P.C.
PHILADELPHIA, PA 215-627-1322

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania