

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3408

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, NOVEMBER 13, 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 Snyder Township, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING on the Northwesterly side of Morris Street at the corner of Lot No. 4, in said Plot; thence along said Morris Street, North 21 degrees 53 minutes East, 70 feet to the corner of Lot No. 6; thence along line of Lot No. 6 North 59 degrees 40 minutes West 221.9 feet to the line now or formerly of siding of American Lime and Stone Company; thence along said siding in a Southerly direction 42 feet to a rear corner of Lot No. 4; thence along line of said Lot No. 4, South 52 degrees 22 minutes East 224.3 feet to the place of beginning.

TAX MAP NO. 19.00-15A.-005.00-000

Being the same premises which Charles A. Kephart and Marion Kephart, husband and wife, by Deed dated 12/05/2011 and recorded 12/09/2011 in the Office of the Recorder of Deeds in and for the County of Blair in Instrument No. 201121200, granted and conveyed unto Adam J. Cork.

BEING the same premises which Adam J. Coyle, single, by Deed dated 8/26/2021 and recorded 8/27/2021 in the Office of the Recorder of Deeds in and for the County of Blair in Deed Instrument Number 202116647, granted and conveyed unto Elsa Esther Witherow and Joseph Thomas Bickle, a married couple, in fee.

Tax Parcel: 19.00-15A.-005.00-000 AKA 19-00026312

Premises Being: 113 Morris St, Tyrone, PA 16686

PROPERTY ADDRESS: 113 MORRIS STREET, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 19.00-15A.-005.00-000 AKA 19-00026312

Seized and taken into execution to be sold as the property of JOSEPH BICKLE, ET AL, ELSA WITHEROW, ELSA WITHEROW, OCCUPANTS in suit of FREEDOM MORTGAGE CORP..

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:
BROCK & SCOTT PLLC
MOUNT LAUREL, NJ

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania