

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3823

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 tract or parcel of land situate in the Township of Allegheny, County of Blair, Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by J.S. Young, Registered Surveyor, May 1956, a draft of which is attached to deed recorded in Blair County Deed Book 768, Page 321, as follows, to-wit:

BEGINNING at a point on the northwesterly side of a public road leading from Carson Valley to Altoona on the division line between the premises herein described and land now or formerly of Warren A. Lecrone, et ux.; thence along said division line, North 75° 09' West, one hundred eighty-five (185) feet to a point; thence continuing along said division line, North 50° 30' West, one hundred and nine tenths (100.9) feet to a point; thence continuing a long said division line, North 37° 20' West, two hundred fifteen and eight tenths (215.8) feet to a point; thence continuing along the line of other land now or formerly of Warren A. Lecrone, et ux., North 35° 15' East, one hundred forty-eight and nine tenths (148.9) feet to a point; thence along line of land now or formerly of E.P. Gamble, South 68° 45' East, five hundred (500) feet to a point on the northwesterly side of the aforesaid public road; thence along said public road, South 35° 15' West, two hundred seventy-five (275) feet to the PLACE OF BEGINNING.

HAVING thereon erected a one-story frame dwelling with one car garage attached.

TOGETHER with and UNDER AND SUBJECT to the rights in a driveway agreement between Warren A. Lecrone, et ux., and Charles C. Weyandt dated September 3, 1959, and recorded in Blair County Deed Book, 768, Page 325.

EXCEPTING AND RESERVING, thereout and therefrom, 0.5200 acres as conveyed by William J. Cobler and Shirley M. Cobler to Robert W. Cobler by deed dated November 26, 1997 and recorded on April 14, 1998 within the Office of the Blair County Recorder of Deeds at Deed Book 1316, Page 502.

Being the same premises which Daniel H. Cobler and Robert W. Cobler, Co-Executors of the Estate of Shirley M. Cobler, by Deed dated 02/16/2023 and recorded 02/21/2023, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 202302417, granted and conveyed unto Daniel H. Cobler, in fee.

Tax Parcel: 02.00-08..-027.00-000

Premises Being: 192 Lecrones Ln, Duncansville, PA 16635

23-29901 FC01

PROPERTY ADDRESS: 192 LECRONES LANE, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 02.00-08..-027.00-000

Seized and taken into execution to be sold as the property of DANIEL COBLER, A/K/A DANIEL H. COBLER, OCCUPANT in suit of UNITED WHOLESALE MORTGAGE, 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:
BROCK & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania