

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3956

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 piece of land situate in the Third Ward of Tyron Borough, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING on the Western side of Lincoln Avenue between what is known as Morris Alley and Fourteenth Street at a corner of lot formerly of Mary A Duke, formerly of John Y Leisering; thence by line of said Lincoln Avenue North 18° 06' East 30 feet to the line of lot formerly owned by Belle Bookhamer, formerly of Harry A. VanScoyoc; thence by line of said former Bookhamer lot North 71° 54' West 175 feet to Cameron Avenue; thence South-wardly along said Cameron Avenue 30 feet to line of lot formerly of Mary A. Duke; thence South 71°54' East 175 feet to Lincoln Avenue, the place of beginning.

HAVING thereon erected a two-story frame dwelling house known and numbered as 1363 Lincoln Avenue, and a brick garage. AND also being designated as premises 22.3-2-35 on the current Blair County Tax Code Map.

BEING the same premises which Clarence G. Weakland, Sr., by Deed dated 10/3/2017 and recorded 10/20/2017 in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument Number 201717451, granted and conveyed unto Gretchen Gantt and Fellding Gantt, wife and husband, in fee.

Tax Parcel: 22.03-02..-035.00-000

Premises Being: 1363 Lincoln Ave, Tyrone, PA 16686

PROPERTY ADDRESS: 1363 LINCOLN AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.03-02..-035.00-000

Seized and taken into execution to be sold as the property of FELDING GANTT A/K/A FIELDING GANTT, GRETCHEN GANTT, OCCUPANTS in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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