

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-536

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 10, 2025
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 ALL THAT CERTAIN LOT OF GROUND SITUATE IN HOLLIDAYSBURG BOROUGH (FORMERLY GAYSPORT), BLAIR COUNTY, PENNSYLVANIA AND FRONTING 34 FEET, MORE OR LESS, ON THE NORTH SIDE OF THE HUNTINGDON TURNPIKE, NOW KNOWN AS BROAD STREET, AND EXTENDING BACK THEREFROM 175 FEET, MORE OR LESS, TO AN ALLEY, FORMERLY LANDS NOW OR FORMERLY OF JAMES MCCAHAH, DECEASED, AND BOUNDED ON THE EAST BY PROPERTY NOW OR FORMERLY OF WILLIAM H. MCCLEARY; ON THE WEST BY PROPERTY NOW OR FORMERLY OF SAMUEL GIBBONEY; ON THE NORTH BY AN ALLEY, AND ON THE SOUTH BY BROAD STREET. HAVING THEREON ERECTED A 2-STORY DWELLING HOUSE AND OUTBUILDINGS.

UPI NO. 11.01-11...007.00-000

Being known as: 249 Broad St Hollidaysburg PA 16648

PROPERTY ADDRESS: 249 BROAD STREET, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 11.01-11...007.00-000

Seized and taken into execution to be sold as the property of JENNIFER WAGNER, JENNIFER WAGNER in suit of FLAGSTAR BANK.

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:
ALBERTELLI LAW
TAMPA, FL 856-724-1888

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania