

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1278

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, MAY 14, 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 piece or parcel of land, with the improvements thereon erected, situate in the Borough of Hollidaysburg, County of Blair and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at an iron pin on the Northerly side of Broad Street and South 84 degrees 00 minutes East 229.00 feet from the corner of Willow Street, and said iron pin being on the division line of land now or formerly of H. Scott and Brenda J. Marriner and the land herein being described; thence North 06 degrees 00 minutes 00 seconds East, a distance of One Hundred Eighty-six (186.00) feet to an iron pin; thence South 49 degrees 12 minutes 03 seconds East, a distance of Seventy-three and Seven One-hundredths (73.07) feet to an iron pin on the division line of land now or formerly of Mark D. and Dorothy J. Mitchell and the land herein being described; thence South 06 degrees 00 minutes 00 seconds West, a distance of One Hundred Forty-four and Thirty One-hundredths (144.30) feet to a drill hole in concrete on the Northerly side of Broad Street; thence along said Broad Street, North 84 degrees 00 minutes 00 seconds West, a distance of Sixty (60.0) feet to an iron pin, the point and place of BEGINNING.

CONTAINING 0.2275 acre. Said description being made in accordance with a Resurvey/Draft prepared by Gerald L. Pastva, PLS, dated August 19, 2015. Said draft is incorporated in Blair County Instrument Number 201515260 and made a part hereof.

BEING THE SAME PREMISES which Adam L. Wicker and Sarah J. Wicker, husband and wife, by Deed dated September 27, 2019 and recorded on October 4, 2019, in the Blair County Recorder of Deeds Office as Instrument No. 201915389, granted and conveyed unto Sandra K. Heverly.

Being Known as 219 Broad Street, Hollidaysburg, PA 16648

Parcel I.D. No. 11.01-12..-017.00-000

PROPERTY ADDRESS: 219 BROAD STREET, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 11.01-12..-017.00-000

Seized and taken into execution to be sold as the property of SANDRA K. HEVERLY in suit of FLAGSTAR BANK, N.A..

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:
HLADIK ONORATO & FEDERMAN, LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania