

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1643

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 Lot of Ground Situate on The North Side of Christiana Street In The Borough of Martinsburg, County of Blair and State of Pennsylvania, Bounded on The South By The Said Christiana Street, on The East By Lot Now or Late of Russell Myers, on The North By a 10-Foot alley, and on The West By Lands Now or Late of Henry A. Liebegott. Fronting 50 Feet on Said Christiana Street, and Extending Back at Right angles, in Uniform Width or Breadth, Between Lot Now or Late of Russell Myers and Lands Now or Late of Henry A. Liebegott, 150 Feet To a 10-Foot alley. Containing 7500 Square Feet, and Having Thereon Erected a Two-Story Frame Dwelling House.

Also, all That Certain other Lot or Piece of Land Lying and Being Situate in the Borough of Martinsburg, County of Blair and State of Pennsylvania, Directly North of The above-Described Lot, Bounded on The South By The aforesaid alley, on The East By Lots Now or Late of Mrs. Hannah Puderbaugh, on The North By Lands Now or Late of John W. Blake, and on The West By Lands Now or Late of Henry A. Liebegott. Fronting 50 Feet on The North Side of said 10-Foot alley, and Extending Back, at Right angles, In Uniform Width or Breadth, Between Lots Now or Late of Mrs. Hannah Puderbaugh and Lands Now or Late of Henry A. Liebegott, 150 Feet To Line of Lands Now or Late of John W. Blake. Containing 7500 Square Feet.

BEING known and numbered as 117 East Christiana Street, Martinsburg, PA 16662

Being the same property conveyed to John M. Shope who acquired title by virtue of a deed from Bonnie L. Metzger, Kristine Metzger and Jeanne K. Hileman, Co-executrices of the Last will and testament of Eleanor L. Metzger, deceased, dated November 16, 2006, recorded January 17, 2007, as Instrument Number 200701010, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 15.00-02..-012.00-000

Exhibit "A"

PROPERTY ADDRESS: 117 EAST CHRISTIANA STREET, MARTINSBURG, PA 16662

UPI / TAX PARCEL NUMBER: 15.00-02..-012.00-000

Seized and taken into execution to be sold as the property of VICTORIA L. SHOPE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOHN M. SHOPE, AND/OR ADMINISTRATORS TO THE ESTATE OF JOHN M. SHOPE, JOHN E. SHOPE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOHN M. SHOPE, J.L.S., A MINOR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOHN M. SHOPE in suit of NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING.

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:
MANLEY DEAS KOCHALSKI LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania