

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-3833

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, JULY 09, 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 in Freedom Township, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a railroad spike on the Westerly side of County Road 101 at corner of driveway and Lot No. 3: thence along said driveway and Lot No. 3, North 68 degrees 38 minutes 10 seconds West a distance of 221.58 feet to a point marked by rebar rod; thence along line of Lot No. 4. North 21 degrees 22 minutes 00 seconds East a distance of 57.05 feet to a rebar rod; thence continuing along line of Lot No. 4, South 68 degrees 37 minutes 58 seconds East a distance of 215.47 feet to a point on the Westerly side of County Road 101; thence along said County Road, South 15 degrees 15 minutes 00 seconds West a distance of 57.37 feet to a railroad spike, the point and place of beginning. Containing 12,446.80 square feet and being all of Lot No. 5 in a plan of lots laid out as a minor subdivision known as Freedom Estates, recorded in the Office of the Recorder of Deeds as Instrument No. 200510562.

Being Blair County Tax Code Number 9-07F-010-3.

TOGETHER with all rights of ingress and egress along and upon a 20 foot wide gravel driveway leading from County Road 101, being located on Lot No. 3 and a portion thereof on the lot herein described as sown on the above-referenced Subdivision Plan, which provides access to the lot herein described.

UNDER AND SUBJECT to a portion of said 20-foot roadway.

Excepting parcel of land, except out by Deed dated January 19, 2024 and recorded in the Recorder of Deeds for Blair County under Instrument Number 202406862.

ALL that certain of parcel of land lying and being situate in Freedom Township, County of Blair and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

Beginning at a point on the westerly legal right-of-way line of County Road 101 (Everett Road) at the common corner of lands now or formerly of Joye L. Metzgar, widow; thence along the right-of-way line South 09 degrees 46 minutes 57 seconds West a distance of 12.35 feet to a point; thence through lands of which this is a part North 21 degrees 10 minutes 53 seconds West a distance of 15.21 feet to a point on the common line of said Metzgar; thence along the Metzgar land South 75 degrees 09 minutes 34 seconds East a distance of 7.86 feet to the point and place of beginning and containing 48 square feet or 0.001 Acres.

Area being more fully shown up on a plan prepared for the County of Blair by Keller Engineers, Inc. of Hollidaysburg, Pennsylvania, dated September 28, 2023, and indexed as Project Number 2895-75 and attached hereto as Exhibit A,

Being a portion of the land title to which became vested in the Grantor herein by deed as recorded in Blair County Instrument Number 200701199. TOGETHER WITH a temporary easement and/or right-of-way for construction and related work for Bridge 69 as more specifically described as follows:

Beginning at a point on the common line of lands now or formerly of Joy L. Metzgar, widow, said point being located North 75 degrees 09 minutes 34 seconds West a distance of 7.86 feet from the point of beginning of the above-described Required Right-of-Way Area; thence through lands of which this is a part South 21 degrees 10 minutes 53 seconds East a distance of 15.21 feet to a point of the westerly legal right-of-way line of County Road 101 (Everett Road); thence along the westerly right-of-way line South 09 degrees 46 minutes 57 seconds West a distance of 44.91 feet to a point at the common corner of other lands now or formerly of Joye L. Metzgar; widow; thence along the other lands of Metzgar North 75 degrees 09 minutes 46 seconds West a distance of 5.02 feet to a point; thence through lands of which this is a part North 09 degrees 46 minutes 57 seconds East a distance of 19.47 feet to a point; thence through the same North 80 degrees 13 minutes 03 seconds West a distance of 45.00 feet to a point; thence through the same North 09 Degrees 46 minutes 57 seconds East a distance of 41.78 feet to a point on the common line of lands now or formerly of Joye L. Metzgar, widow; thence along the Metzgar land South 75 degrees 09 minutes 34 seconds East a distance of 42.34 feet to the point and place of beginning and containing 2,028 square feet or 0.047 Acres.

Area being more fully shown up on a plan prepared for the County of Blair by Keller Engineers, Inc. of Hollidaysburg, Pennsylvania, dated September 28, 2023, and indexed as Project Number 2895-75 and attached hereto as Exhibit A. Being a portion of the land title to which became vested in the Grantor herein by deed as recorded in Blair County Instrument Number 200701199 Being part of Tax Map No. 09.00-07F.-010.03-000 The temporary easement and/or right-of way is for the purposes of ingress, egress and regress to Bridge 69 and the Grantee's existing right-of-way for County Road 101, the storage of materials, and other related construction activities and work associated with the project being performed within the Grantee's right-of-way as specifically depicted on the plot attached hereto, made a part hereof and incorporated herein as Exhibit "A".

INCLUDING the full right. Liberty and privilege to said Grantee to enter upon said land of the Grantors with the rights if ingress, egress, regress, on and over the same men and machinery, vehicles and material, for a period of two (2) years from the date of this Easement/Right-of-Way, this Agreement automatically terminating without the need for further action by either party two (2) years from the date first set forth above. The Grantee and its employees, agents, representatives and independent contractors may use the easement area for the purposes heretofore described, Upon conclusion of all activities, Grantee covenants that it will restore to its original condition, reasonable wear and tear excepted, at the expense of the Grantee.

Being the same premises which Charles R. Metzgar and Joye L. Metzgar, by Deed dated 01/19/2007 and recorded 01/19/2007, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 200701199, granted and conveyed unto Robin J. Kennedy, in fee.

AND the said Robin J. Kennedy has departed this life on or about 09/08/2022, thereby vesting title of the mortgaged premises unto Dorie Glass, Administratrix of the Estate of Robin J. Kennedy.

Tax Parcel: 09.00-07F.-010.03-000 AKA 9-07F-010-3

Premises Being: 112 Chas Lou Ct, East Freedom, PA 16637

PROPERTY ADDRESS: 112 CHAS LOU COURT, EAST FREEDOM, PA 16637

UPI / TAX PARCEL NUMBER: 09.00-07F.-010.03-000 AKA 9-07F-010-3

Seized and taken into execution to be sold as the property of DORIE GLASS, ADMINISTRATRIX OF THE ESTATE OF ROBIN J. KENNEDY, DECEASED, OCCUPANTS in suit of WELLS FARGO 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:  
BROCK & SCOTT

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania