

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-3014

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 or ground, with the improvements thereon erected, situate in Greenfield Township, Blair County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin on the easterly side of Juniata Street; the same being the southwesterly corner of Lot No. 86; thence along the easterly side of Juniata Street, South 45 degrees 51' West, a distance of thirty-five (35) feet to the northwesterly corner of Lot No. 84; thence along Lot No. 84 South 44 degrees 09' East, a distance of one hundred twenty (120) feet to a twenty (20) foot alley; thence along said alley North 45 degrees 51' East, a distance of thirty-five (35) feet to the southeasterly corner of Lot No. 86; thence along Lot No. 86, North 44 degrees 09' West, a distance of one hundred twenty (120) feet to the place of beginning. And being designated as Lot No. 85 in the Section "B", in the Plan of Sproul, dated May, 1966, and recorded June 15, 1966. Upon the said lot is erected a frame dwelling house, designated as House No. 68, in the said Plan.

BEING known as Blair County tax Map No. 10.00-18B.-055.00-000

BEING the same premises which Kathie L. Smith, executrix of the Estate of Marian A. Patterson, deceased, by deed dated March 31, 2011 and recorded on April 7, 2011 in Instrument No. 201105684 in the Recorder of Deeds of Blair County, granted and conveyed unto Franklin D. Knee and Jennifer L. Knee, husband and wife.

PROPERTY ADDRESS: 324 JUANIATA STREET, SPROUL, PA 16682

UPI / TAX PARCEL NUMBER: 10.00-18B.-055.00-000

Seized and taken into execution to be sold as the property of FRANKLIN D. KNEE, JENNIFER L. KNEE in suit of CARRINGTON MORTGAGE SERVICES, LLC.

**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:  
HILL WALLACK, LLP

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