

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3930

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, NOVEMBER 12, 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, piece, or parcel of land situate in the Borough of Roaring Spring, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING fifty (50) feet on the north side of a street running parallel with the Morrison Cove branch of the Pennsylvania Railroad Company now known as Roosevelt Avenue and extending back of equal width along a thirty-five (35) foot street a distance of one hundred forty (140) feet to a twelve (12) foot alley; being known as Lot No. four hundred four (404) in the D.M. Bair extension to Roaring Spring Borough, duly recorded in Blair County in Plot Book 1, at Page 139. Having thereon erected dwelling house known as 737 Roosevelt Street, Roaring Spring, Pennsylvania.

BEING Blair County Tax Parcel No. 18.00-05..-007.00-000.

Property Address- 801 Roosevelt Avenue, Roaring Spring, PA 16673

BEING the same premises which Brian R. Bowers and Dwight D. Bowers, Co-Executors of the Estate of Roger S. Bowers, by deed dated April 13, 2021 and recorded April 16, 2021 at Instrument No. 202107124 in the Office of the Recorder of Deeds of Blair County, PA, granted and conveyed unto Shannon M. Bertram, in fee.

PROPERTY ADDRESS: 801 ROOSEVELT AVENUE, ROARING SPRING, PA 16673

UPI / TAX PARCEL NUMBER: 18.00-05..-007.00-000

Seized and taken into execution to be sold as the property of SHANNON M. BERTRAM, OCCUPANTS in suit of CARRINGTON MORTGAGE SERICES, 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:
LOGS LEGAL GROUP LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania