

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-705

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, SEPTEMBER 10, 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 ground situate, lying and being in the Borough of Roaring Spring, County of Blair and State of Pennsylvania, more fully bounded and described as follows:

FRONTING fifty (50) feet on the South side of Walnut Street in the said Borough, and extending back of even width one hundred fifty (150) feet to a twelve (12) foot alley; being Lot No. 481 in the D.M. Bare Plan of that part of Roaring Spring. The same being bounded on the North by Walnut Street, on the East by Lot No. 482, on the South by an alley, and on the West by Lot No. 480.

UNDER AND SUBJECT to all exceptions, reservations, restrictions, conditions, easements, rights and rights of way as contained in prior deeds and instruments of record.

Being the same premises which Kenneth R. Pote, Jr., by Deed dated 03/20/2002 and recorded 03/22/2002, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Book 1623, Page 990, granted and conveyed unto Kenneth R. Pote Jr., and Sherrie A. Pote, in fee.

Tax Parcel: 18.00-06..-045.00-000

Premises Being: 716 Walnut Street, Roaring Spring, PA 16673

PROPERTY ADDRESS: 716 WALNUT STREET, ROARING SPRING, PA 16673

UPI / TAX PARCEL NUMBER: 18.00-06..-045.00-000

Seized and taken into execution to be sold as the property of KENNETH R. POTE, JR A/K/A KENNETH R. POTE, JR. A/K/A KENNETH R. POTE, SHERRIE A. POTE, OCCUPANTS in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS INDENTURE TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-1.

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