

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-845

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.

ETax Id Number(s): 04.00-05 ..- 010.00-000

Land situated in the Township of Blair in the County of Blair in the State of PA

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF BLAIR, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON LEGISLATIVE ROUTE 07064 AT THE DIVIDING LINE NOW OR FORMERLY OF THOMAS HENRY, SR. AND PROPERTY HEREIN DESCRIBED; NORTH 33 DEGREES 54 MINUTES WEST, A DISTANCE OF 100.89 FEET, TO A POINT AT LINE OF LANDS NOW OR FORMERLY OF THOMAS HENRY, SR. AND PROPERTY NOW OR FORMERLY OF THOMAS HENRY, JR. .; THENCE NORTH 56 DEGREES 59 MINUTES WEST A DISTANCE OF 151.79 FEET TO A POINT ON THE DIVIDING LINE OF LANDS NOW OR FORMERLY OF THOMAS HENRY, JR. AND NOW OR FORMERLY OF STEINBUGEL; THENCE SOUTH 44 DEGREES 54 MINUTES EAST A DISTANCE OF 100.00 FEET, MORE OR LESS, TO A POINT ON LEGISLATIVE ROUTE 07064; THENCE ALONG LINE OF LEGISLATIVE ROUTE 07064, SOUTH 56 DEGREES 10 MINUTES WEST A DISTANCE OF 149.00 FEET, MORE OR LESS, TO A POINT AT THE PLACE OF BEGINNING. (THIS DESCRIPTION BEING TAKEN FROM A SURVEY COMPLETED BY ELMER R. WOOMER, JR. ., DATED 5/1/1982, AND RECORDED IN DEED BOOK 1111, PAGE 536, BEING SHOWN AS RESIDUE PARCEL OF .36 ACRE).

THE RIGHT TO USE AND PRIVILEGE TO DRAW FROM A WELL LOCATED ON LOT 4, SUCH WATER AS THEY MAY NEED AS WELL AS THE RIGHT OF INGRESS AND EGRESS ONTO SAID LOT FOR THE PURPOSE OF KEEPING IN REPAIR THE PIPES OR LINES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 453 Chimney Rocks Rd, Hollidaysburg, PA 16648-3529

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Being the same premises which Hazel C. Henry and Michael T. Henry, by Deed dated 09/12/2011 and recorded 09/12/2011, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 201115612, granted and conveyed unto Michael T. Henry, in fee.

Tax Parcel: 04.00-05 ..- 010.00-000 a/k/a 4-5-10-C

Premises Being: 453 CHIMNEY ROCKS RD, Hollidaysburg, PA 16648

PROPERTY ADDRESS: 453 CHIMNEY ROCKS ROAD, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 04.00-05 ..- 010.00-000 a/k/a 4-5-10-C

Seized and taken into execution to be sold as the property of MICHAEL HENRY, ET AL, COURTNEY CLARK in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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 AND SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania