

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-0345

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.

By virtue of writ of execution issued by plaintiff: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

To case number 2023 GN 345

ALL those two certain lots of ground together with the improvements thereon erected, situate in the Township of Frankstown, County of Blair and Commonwealth of Pennsylvania, and being Lots Nos. 3 and 4 in block "B" in the plan of lots as Summer Home Farm, as surveyed in part September 16, 1911 for C.L. Lind by J.L. Gwin and recorded in Blair County in Plot Book No. 2 at page 163. Each of said lots fronting 25 feet on River Avenue and each extending back at uniform width a distance of 100 feet to an alley.

TAX PARCEL: 08.00-15B.-058.00-000

BEING KNOWN AND NUMBERED AS THE PREMISES OF 313 Ardmore Drive, Hollidaysburg, PA 16648

BEING Deed dated April 29, 2002 by Cletus E. Neely, widower recorded in the Office of Recorder of Deeds in and for Blair County on April 30, 2002 at Book 1635, Page 767 conveyed unto Norma J. Lingenfelter.

Norma J. Lingenfelter departed this life on January 17, 2022

PROPERTY ADDRESS: 313 ARDMORE DRIVE, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 08.00-15B.-058.00-000

Seized and taken into execution to be sold as the property of PATTY J. MILLER, AS EXECUTRIX OF THE ESTATE OF NORMA J. LINGENFELTER in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:
PINCUS LAW GROUP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania