

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1897

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, JANUARY 14, 2026
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 piece or parcel of land situate in the Township of Freedom, County of Blair and Commonwealth of Pennsylvania and being more particularly described as follows, to wit:

BEGINNING at a stake at the dividing line of land hereinafter described and land now or formerly of Richard L. and Virginia L. Sager a distance of 40 feet West of center line of state highway now or formerly Route No. 220 leading from Newry to Leamersville; thence extending along the line now or formerly of Richard L. and Virginia L. Sager, South 80 degrees 9 minutes West a distance of 120 feet to a stake and lands now or formerly of Blair and Emma Boose; thence extending along lands now or formerly of Blair and Emma Boose North 14 degrees 30 minutes West a distance of 78.3 feet; thence North 38 degrees 3 minutes West a distance of 153.7 feet to lands now or formerly of Merle Berkheimer; thence North 70 degrees 30 minutes East along lands now or formerly of Merle Berkheimer a distance of 120 feet to a stake on Old Route No. 220; thence South 38 degrees 3 minutes East a distance of 151.9 feet to a point 40 feet from center line of Route now or formerly No. 220; thence South 14 degrees 31 minutes East a distance of 85.4 feet to point of beginning, being a plot surveyed by E. F. Beringer, P.E. dated March 10, 1956.

BEING KNOWN AS: 533 WHEELAND ROAD FKA 533 ROUTE 220 SOUTH, DUNCANSVILLE, PA 16635

PROPERTY ID NUMBER: 09.00-04..-012.00-000

CONTROL #: 00011524

BEING THE SAME PREMISES WHICH FRANK WHEELAND AND K. RUTH WHEELAND, HUSBAND AND WIFE BY DEED DATED 10/20/2020 AND RECORDED 10/28/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2020-16078, GRANTED AND CONVEYED UNTO FRANK WHEELAND, NOW DECEASED AND K. RUTH WHEELAND, NOW DECEASED, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES AND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS TO BETH A. GEORGE, NOW DECEASED AND GORDON DOUGLAS GEORGE, HI, AND TO BETH A. GEORGE, NOW DECEASED AND GORDON DOUGLAS GEORGE, HI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES AND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS TO FRANK WHEELAND, NOW DECEASED AND K. RUTH WHEELAND, NOW DECEASED.

PROPERTY ADDRESS: 533 WHEELAND ROAD F/K/A 533 ROUTE 220 SOUTH, DUNCANSVILLE, PA 16635

UPI / TAX PARCEL NUMBER: 09.00-04..-012.00-000

Seized and taken into execution to be sold as the property of GORDON DOUGLAS GEORGE III in suit of LAKEVIEW LOAN SERVICING, 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:
KML LAW GROUP, P.C.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania