

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2209

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 parcel or lot of ground situate in Greenfield Township, Blair County, Pennsylvania, bounded and described as follows:

Beginning at a post in public road and corner of land now or formerly of Adam Walters and Alexander Walters; thence along middle of the road leading to the farm now or formerly of Alexander Walters, South 20 degrees West, 18 perches to corner In middle of said road; thence North 20 degrees East, 18 perches to the middle of the public road, thence along said road North 70.5 degrees West, 10 perches to the place of beginning. Containing one acre and 20 perches, more or less, and having thereon erected a frame dwelling house and necessary outbuildings.

BEING KNOWN AS: 873 LOWER CLAAR ROAD, CLAYSBURG, PA 16625

PROPERTY ID NUMBER: 10.00-13..-023.00-00010.00-13..-023.00-000

BEING THE SAME PREMISES WHICH BRANDON S. SMITH BY DEED DATED 12/28/2022 AND RECORDED 12/28/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT # 202222371, GRANTED AND CONVEYED UNTO MARK HARR.

PROPERTY ADDRESS: 873 LOWER CLAAR ROAD, CLAYSBURG, PA 16625

UPI / TAX PARCEL NUMBER: 10.00-13..-023.00-00010.00-13..-023.00-000

Seized and taken into execution to be sold as the property of MARK HARR 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:
KML LAW GROUP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania