

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3032

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, MARCH 11, 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 of parcel of land lying and being situate in the Township of Greenfield. County of Blair and State of Pennsylvania, being more particularly bounded and described as follows:

BEGINNING at a mag nail in conc. on the Southeasterly side of County Road :",101 and corner of lands now or formerly of John Edwin Smith; thence along said County Road 101. North 18 degrees 15 minutes 00 seconds East a distance of 75.00 feet to an iron pin on line of lands now or formerly of Gary R. McDonald. et. ux; thence along same. the following three courses and distances: South 71 degrees 30 minutes 00 seconds East a distance 156.00 feet to an iron pin: North 18 degrees 15 minutes 00 seconds East a distance of 15.00 feet to an iron pin: and. South 71 degrees 30 minutes 00 seconds East a distance of 146.50 feet to an iron pin on line of lands now or formerly of David J. Lightner: thence along same South 18 degrees 15 minutes 00 seconds West a distance of 90.00 feet to an iron pin: thence continuing along same and along lands now or formerly of John Edwin Smith North 71 degrees 30 minutes 00 seconds West a distance of 302.50 feet to a mag nail. the point and place of beginning.

The same being described in accordance with a Draft by Vincent L. Dodson. P.L.S.. dated August 14. 2010, a copy of which is attached to Blair County as Instrument Number 201107641 and incorporated by reference herein.

Being Blair County Tax Code Number 10.00-15C-042

Title to said property is vested in Jeffrey A. Gates. single. by Deed from Gretchen M. Burk. now known as Gretchen M. Lewis and Justin W. Lewis. her husband, dated 10,28,2015 and recorded on 10'30,2015. by the Blair County Recorder of Deeds Office. as Instrument ±: 201517702.

PROPERTY ADDRESS: 658 BEDFORD STREET, CLAYSBURG, PA 16625

UPI / TAX PARCEL NUMBER: 10.00-15C-042

Seized and taken into execution to be sold as the property of ISAAC P. GATES, ADMINISTRATOR OF THE ESTATE OF JEFFREY A. GATES 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:
PARKER AND MCCAY

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania