

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-1048

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:

**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.

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ALL THAT CERTAIN piece of land, lying and being in the Township of Freedom, County of Blair, and Commonwealth of Pennsylvania, bounded and described as follows:

PURPART NO. 1:

BEGINNING at a point on the Southwest side of Pennsylvania State Highway Route No. 36 leading from McKee to Leamersville; thence South 53 degrees, 40 minutes West a distance of 124.25 feet to a point and land now or formerly of Wayne M. Shaw, et ux.; thence extending along other land of said Wayne M. Shaw, North 38 degrees, 50 minutes West a distance of 70 feet to a point; thence North 53 degrees, 40 minutes East, a distance of 126.5 feet to a point on Pennsylvania State Highway Route aforesaid; thence along Pennsylvania State Highway Route aforesaid South 38, degrees 50 minutes East a distance of 70 feet to a point and PLACE OF BEGINNING. Containing 0.20 acres and being known as Lot No. 9 according to the survey of E.F. Beringer, R.S. dated November 1, 1952.

HAVING thereon erected a one and one-half story frame dwelling house.

PURPART NO. 2:

ALL THAT CERTAIN piece of land, lying and being in the Township of Freedom, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Western side of Pennsylvania State Highway leading from Leamersville to McKee; thence extending along land now or formerly of Margaret E. Nutt, et al, South 53 degrees, 40 minutes West a distance of 126.5 feet to a stake; thence North 38, degrees 50 minutes West a distance of 5 feet to a point; thence North 53 degrees, 40 minutes East a distance of 126.5 feet to a point on the State Highway aforesaid; thence extending along State Highway aforesaid South 38 degrees, 50 minutes East a distance of 5 feet to a point and PLACE OF BEGINNING.

UNDER AND SUBJECT to the right of ingress, egress and regress in, to and over a certain private road or way, lying and extending along the Northeasterly side of the foregoing described property, said right to be held and possessed by the Grantee herein named, their heirs, executors, administrators and assigns, as well as by the Grantors herein named and all other persons, their heirs, executors, administrators and assigns, purchasing or acquiring title, from the Grantors herein named, to other lands of the Grantors lying or abutting upon said private road or way.

BEING TAX PARCEL NO. 09.00-07A.017.00-000

PROPERTY ADDRESS: 8783 WOODBURY PIKE, EAST FREEDOM, PA 16637

UPI / TAX PARCEL NUMBER: 09.00-07A.017.00-000

Seized and taken into execution to be sold as the property of MATTHEW H. WICKER in suit of FREEDOM TOWNSHIP WATER AND SEWER AUTHORITY.

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**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:  
EVEY BLACK ATTORNEYS LLC

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania