

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1463

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, SEPTEMBER 09, 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 tract of land situate in the Township of Greenfield, County of Blair and State of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on a Township Road on the Northern edge of the property now or formerly of Jacob R. Dively and Mamie C. Dively and the Southern edge of the property now or formerly Harry Black and Fred Dively; thence from said point and in a westerly direction a distance of One thousand five hundred sixty-seven (1,567) feet to a point on the land now or formerly of Brady Feathers; thence and at right angles to said first mentioned line and in a Southerly direction along land now or formerly of said Brady Feathers and a distance of One hundred forty-five (145) feet, more or less, to a Maple Tree; thence at right angles to the line now or formerly of Brady Feathers and along land now or formerly of Jacob R. Dively, et ux, in an Easterly direction One thousand six hundred (1,600) feet, more or less, to the aforementioned Township Road in a Northerly direction One hundred forty-seven (147) feet, more or less, to the point and place of beginning. Being bounded on the East by the Township Road, on the North by land now or formerly of Harry Black and Fred Dively, on the West by land now or formerly of Brady Feathers and on the South by land now or formerly of Jacob R. Dively and Mamie C. Dively.

BEING TAX PARCEL NO. 10.00-12...005.00-000

PROPERTY ADDRESS: 714 STEEPLE LANE, CLAYSBURG, PA 16625

UPI / TAX PARCEL NUMBER: 10.00-12...005.00-000

Seized and taken into execution to be sold as the property of FREDERICK M. TIPTON, JR., ESTATE OF BETTY TIPTON in suit of GREENFIELD TOWNSHIP MUNICIPAL AUTHORITY.

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