SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-544

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:

THURSDAY, NOVEMBER 12, 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 OF LAND IN THE BOROUGH OF TYRONE, BLAIR COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS MORE FULLY DESCRIBED IN DEED BOOK 1471, PAGE 417, ID# 22-5-7-27, BEING KNOWN AND DESIGNATED AS LOT #11, MORE PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY.

BY FEE SIMPLE DEED FROM KENNETH LEE HARPSTER A/K/A KENNETH L. HARPSTER AND MELISSA R. HARPSTER, HUSBAND AND WIFE, AND JO ANN KOBAK AND DONALD L. KOBAK, HUSBAND AND WIFE, AS SET FORTH IN DEED BOOK 1471, PAGE 417, DATED 05/25/2000 AND RECORDED 06/02/2000, BLAIR COUNTY RECORDS, COMMONWEALTH OF PENNSYLVANIA.

Property Address: 1706 Adams Avenue, Tyrone, PA 16686

Parcel ID: 22.05-07..-027.00-000

BEING THE SAME PREMISES TITLE TO WHICH VESTED IN KENNETH LEE HARPSTER, A/K/A KENNETH L. HARPSTER, AND MELISSA R. HARPSTER, HUSBAND AND WIFE, AND JO ANN KOBAK AND DONALD L. KOBAK, HER HUSBAND, BY ORDER OF COURT, CONFIRMING TITLE TO THE ABOVE DESCRIBED REAL ESTATE PASSED UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF KENNETH JACOB HARPSTER TO JOANN KOBAK AND KENNETH LEE HARPSTER, DATED SEPTEMBER 20, 1991 AND OF RECORD IN DEEB BOOK VOLUME 1201, PAGE 731

PROPERTY ADDRESS: 1706 ADAMS AVENUE, TYRONE, PA 16686

UPI / TAX PARCEL NUMBER: 22.05-07..-027.00-000

Seized and taken into execution to be sold as the property of KENNETH L. HARPSTER, MELISSA R. HARPSTER in suit of WILMINGTON SAVINGS FUND SOCIETY.

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:
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.