

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-314

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 lot or parcel of land ground, with any improvements thereon erected, situate, lying and being-Hollidaysburg,Blair-County, Pennsylvania, and more particularly described as follows:

BEGINNING at the intersection of the Easterly side of Beech Street with the Southerly line of a 15 foot alley; thence along the Southerly line of said 15 foot alley South 53 degrees 35 minutes East a distance of 97.09 feet to a point, being the division line between Lot A and Lot C; thence South 36 degrees 25 minutes West along said division line a distance of 57 feet to a point at the intersection of Lots A, B & C; thence along the division line of Lot B North 53 degrees 38 minutes West a distance of 97.17 feet to a point at the Easterly line of Beech Street; thence along the Easterly line of Beech Street North 37 degrees 30 minutes East a distance of 57.01 feet to the point and place of beginning. Being Lot No. A of a plot of lots laid out for Russell R. Irvin, et ux, by Eugene J. Bates, Registered Surveyor, on June 27 1962, a copy of the same being attached to Deed Book Volume 801, at page 308.

Being the same premises which Dean L. Rhodes, Jr., Executor of the Estate of Lucille J. Rhodes, Deceased, by Deed dated 10/29/2003 and recorded 11/25/2003, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Book 1840, Page 91, granted and conveyed Joseph P. Bidoli, Jr. and Brenda J. Bidoli, in fee.

Tax Parcel: 11.07-09..-001.02-000 a/k/a 11-7-9-1-2 a/k/a 110015622 a/k/a 1107-09-1-2 a/k/a 11.7-9-1-2
A/K/A 11.7-9-1-2

Premises Being: 414 Beech Street, Hollidaysburg, PA 16648

PROPERTY ADDRESS: 414 BEECH STREET, HOLLIDAYSBURG, PA 16648

UPI / TAX PARCEL NUMBER: 11.07-09..-001.02-000 a/k/a 11-7-9-1-2 a/k/a 11001

Seized and taken into execution to be sold as the property of JOSEPH P. BIDOLI, JR. A/K/A JOSEPH P. BIDOLO, BRENDA J. BIDOLI in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC ., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS3.

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:
BROCK & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania