SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2479

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, JANUARY 13, 2027
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, piece or parcel of land situated. formerly in the Township of North Woodbury, now the Borough of Martinsburg, County of Blair and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a stake on line of lands formerly of P.H. Bridenbaugh Heirs, now Julian Street, and corner of lot now or formerly of Ralph Dulling; thence North along said lot now or formerly of Ralph Dining twenty-four (24) degrees East one hundred and fifty (150) feet to a stake and corner on line of other lands now or formerly of Jesse B. Wineland and Fannie Wineiand; thence South sixty-six (66) degrees East fifty (50) feet to a stake and corner; thence South twenty-four (24) degrees West, one hundred and fifty (150) feet to a stake and corner on line of said Julian Street; thence along said Julian Street, North sixty-six (66) degrees West fifty (50) feet to the place of BEGINNING.
HAVING THEREON ERECTED a dwelling.

BEING known as Blair County Tax Parcel Number 15.00-02..-98.00-000.

ALSO, ALL THAT CERTAIN piece, parcel or lot of ground, lying, being and situate (adjacent to the above-described lot of ground) in the Borough of Martinsburg, County of Blair and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point and corner on line of Julian Street and the above-described lot of ground; thence by same in a Northerly direction one hundred and fifty (150) feet to a point and corner on line of other lands now or formerly of Jesse B. Wineland and Fannie Wineland; thence by same in an Easterly direction twenty-five (25) feet to a point and corner, thence by same in a Southerly direction one hundred and fifty (150) feet to a point and corner on line of proposed extension of Julian Street; thence along said Julian Street extension in a Westerly direction twenty-five (25) feet to the place of BEGINNING.

BEING known and designated as Blair County Tax Parcel Number 15.00-02..-099.00000.

BEING the same premises conveyed by Raymond C. Burget, widower, by Deed dated March 4, 2020 and recorded March 5, 2020 in the Office of the Blair County Recorder of Deeds to Joseph M. Hale and Kristina N. Hale. Joseph M. Hale passed away on July 21, 2025

PROPERTY ADDRESS: 409 E. JULIAN STREET, MARTINSBURG, PA 16662

UPI / TAX PARCEL NUMBER: 15.00-02..-099.00000

Seized and taken into execution to be sold as the property of JOSEPH HALE, ET AL, JOSEPH HALE, KRISTINA N. HALE, THE UNITED STATES OF AMERICA in suit of CARRINGTON MORTGAGE SERVICES, LLC.

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:
HILL WALLACK LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.