SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-1514

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.

TAX PARCEL NO. 5-1-102 AS RECORDED IN DBV 825 AT PAGE 327.

ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND, TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE BOROUGH OF BELLWOOD, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF ANTIS STREET WITH SIXTH STREET; THENCE, IN AN EASTERLY DIRECTION ALONG THE NORTHERN PROPERTY LINE OF SAID SIXTH STREET, A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT ON THE DIVISION LINE BETWEEN LOT 4 AND LOT 5 OF THE PLAN HEREINAFTER IDENTIFIED; THENCE, IN A NORTHERLY DIRECTION ALONG SAID DIVISION LINE A DISTANCE OF ONE HUNDRED TWENTY (220) FEET TO AN ALLEY;
THENCE, ALONG THE SOUTHERLY LINE OF SAID ALLEY IN' A WESTERLY DIRECTION A DISTANCE OF ONE HUNDRED (100) FEET TO A POINT ON THE EASTERLY SIDE OF ANTIS STREET; THENCE, ALONG THE EASTERLY SIDE OF ANTIS STREET IN A SOUTHERLY DIRECTION A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A POINT, THE PLACE OF BEGINNING. THE HEREINABOVE DESCRIBED PROPERTY BEING LOTS NUMBERED 5 AND 6 IN BLOCK "MM" IN THE PLAN OF LOTS AS LAID OUT BY LLOYD & ISETT RECORDED THE 25TH DAY OF MAY, 1894, AS FOUND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR BLAIR COUNTY IN PLOT BOOK VOL. 1 AT PAGE 3. HAVING THEREON ERECTED A TWO AND ONE-HALF STORY FRAME DWELLING HOUSE AND BEING KNOWN AND DESIGNATED, ACCORDING TO THE PRESENT PLAN OF NUMBERING IN AND FOR THE BOROUGH OF BELLWOOD, AS 706 NORTH SIXTH STREET.

Parcel No.: 05.00-01..-102

Premises being: 706 North 6th Street, Bellwood, PA 16617

BEING the same premises which Oliver H. Yingling and Ethel M. Yingling by Deed dated September 08, 1964 and recorded in the Office of Recorder of Deeds of Blair County on September 24, 1964 at Book 825, Page 327 granted and conveyed unto Ralph D. Chamberlin, Jr. and JoAnn B. Chamberlin.
Joann B. Chamberlin having departed this life on December 9, 2025.
Ralph D Chamberlin, Jr having departed this life on July 22, 1994.

PROPERTY ADDRESS: 706 NORTH 6TH STREET, BELLWOOD, PA 16617

UPI / TAX PARCEL NUMBER: 05.00-01..-102

Seized and taken into execution to be sold as the property of RANDY SCOTT CHAMBERLIN, SOLELY IN HIS CAPACITY AS EXECUTOR TO THE ESTATE OF JOANN B. CHAMBERLIN, DECEASED, TAMI ANN CHAMBERLIN SOLELY IN HER CAPACITY AS EXECUTOR TO THE ESTATE OF JOANN B. CHAMBERLIN, DECEASED in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY INITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB1.

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:
STERN & EISENBERG, PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.