

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2019-GN-4016

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 10, 2025
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 HALF LOT OR PIECE OF GROUND SITUATE ON THE SOUTHEAST SIDE OF SECOND (2ND) AVENUE, BETWEEN FIFTEENTH (15TH) AND SIXTEENTH (16TH) STREETS, IN THE CITY OF ALTOONA, BLAIR COUNTY, STATE OF PENNSYLVANIA, BEING THE WESTERN HALF OF LOT NO. 14, BLOCK 22 OF PLOT OF LOTS LAID OUT BY JOHN A. WRIGHT ESTATE. CONTAINING IN FRONT OR BREADTH ON SAID SOUTHEAST SIDE OF SECOND (2ND) AVENUE, TWENTY-FIVE (25) FEET AND EXTENDING BACK AT EQUAL WIDTH A DISTANCE OF ONE HUNDRED AND TWENTY (120) FEET TO AN ALLEY. MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT ON THE SOUTHEAST SIDE OF SECOND (2ND) AVENUE ONE HUNDRED EIGHTY- SEVEN (187) FEET WEST OF THE WEST SIDE OF FIFTEENTH (15TH) STREET; THENCE AT RIGHT ANGLES IN A SOUTHEAST DIRECTION ONE HUNDRED AND TWENTY (120) FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHWEST DIRECTION TWENTY-FIVE (25) FEET TO A POINT ON LINE BETWEEN LOTS NOS. FOURTEEN (14) AND FIFTEEN (15); THENCE ALONG SAID LINE IN A NORTHWEST DIRECTION ONE HUNDRED AND TWENTY (120) FEET TO A POINT ON THE SOUTHEAST SIDE OF SECOND (2ND) AVENUE; THENCE IN A NORTHEAST DIRECTION ALONG SAID SOUTHEAST SIDE OF SECOND (2ND) AVENUE TWENTY-FIVE (25) FEET TO A POINT AND PLACE OF BEGINNING.

HAVING THEREON ERECTED A TWO STORY FRAME DWELLING AND KNOWN AS NO. 1515 SECOND AVENUE, ALTOONA, PENNSYLVANIA.

PARCEL ID #: 01.04-06..212.00-00

BEING KNOWN AS: 1515 2ND AVENUE, ALTOONA, PENNSYLVANIA 16602.

TITLE TO SAID PREMISES IS VESTED IN RUTH I. RITCHEY AND WILLIAM S. RITCHEY, JR. BY DEED FROM RUTH I. RITCHEY DATED JULY 24, 2014 AND RECORDED JULY 31, 2014 IN INSTRUMENT NUMBER 201411708.

PROPERTY ADDRESS: 1515 2ND AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.04-06..212.00-00

Seized and taken into execution to be sold as the property of RUTH I RITCHEY & WILLIAM S RITCHEY JR, RUTH I RITCHEY, WILLIAM S RITCHEY JR in suit of THE BANK OF NEW YORK MELLON FKA.

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:
MCCABE WEISBERG & CONWAY

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania