

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-1426

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, OCTOBER 09, 2024**  
**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.

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ALL that certain part of a lot situate, lying and being in the City of Altoona (formerly Borough of Juniata). County of Blair and State of Pennsylvania, bounded and described as follows:

Fronting 32 feet on the Northwest side of 6th Avenue between 4th and 5th Streets, and extending back therefrom at an equal width of 32 feet, a distance of 120 feet to a public alley, and being the Southwestern 32 feet of Lot No. 6 in Block N in the Plan of Lots as laid out by William Loudon in the Borough of Juniata, said Plan or Plot being recorded in the Office of the Recorder of Deeds in and for Blair County in Plot Book 1, at Page 19.

HAVING thereon erected a two and one-half (2 1/2) story frame dwelling house now known and numbered as premises 409 6th Avenue, Altoona (Juniata), Pennsylvania.

Title to said Premises vested in Ronald T. Spencer, unmarried by Deed from Scott A. Culp and Jody M. Culp, husband and wife dated November 21, 2001 and recorded on November 21, 2001 in the Blair County Recorder of Deeds in Book 1592, Page 0179 as Instrument No. 2001-17416. Following the death of Ronald T. Spencer title vested in Brain K Ellis, known Heir and Executor of the Estate of Ronald T. Spencer aka Ronald Theodore Spencer; Ronnie G Stahl, Devisee; and The Estate of Ronald T. Spencer aka Ronald Theodore Spencer.

Being known as: 409 North 6th Avenue, Altoona, PA 16601

Tax Parcel Number: 1.13-29-026

PROPERTY ADDRESS: 409 NORTH 6TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.13-29-026

Seized and taken into execution to be sold as the property of BRIAN K ELLIS, KNOWN HEIR AND EXECUTOR OF THE ESTATE OF RONALD T SPENCER AKA RONALD THEODORE SPENCER; RONNIE G STAHL, DEVISEE; THE ESTATE OF RONALD T SPENCER AKA RONALD THEODORE SPENCER in suit of COMMUNITY LOAN SERVICING LLC FKA BAYVIE LOAN SERVICING LLC.

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**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:  
ALBERTELLI LAW  
TAMPA, FL 856-724-1888

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania