

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-0558

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, NOVEMBER 13, 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 lot or ground situate in the City of Altoona, County of Blair and State of Pennsylvania, on the Northwest side of Nineteenth Avenue, between Twelfth and Thirteenth Streets and more fully described as follows:

FRONTING 25 feet on the Northwest side of Nineteenth Avenue, between Twelfth and Thirteenth Streets, and extending back in a northwesterly direction from the Northwest side of Nineteenth Avenue, in length or depth on the same width, 120 feet to Nineteenth alley. Being the Southwestern one-half of thee Fourth lot Northeast from Thirteenth Street.

BEING KNOWN AS: 1222 19TH AVENUE, ALTOONA, PA 16601

PROPERTY NUMBER: 0103-06-039

TITLE TO SAID PREMISES IS VESTED IN JESS A. CREE BY DEED FROM FRANK M. REAGAN AND CARMEN M. REAGAN, HUSBAND AND WIFE DATED 02/05/2008 RECORDED 02/08/2008 INSTRUMENT NUMBER 200802278

JESS A. CREE IS DECEASED, DOD 09/15/2016

PROPERTY ADDRESS: 1222 19TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 0103-06-039

Seized and taken into execution to be sold as the property of BRIDGET REVNICK A/K/A BRIDGET CREE, IN HER CAPACITY AS HEIR OF JESS A. CREE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, CLAIMING RIGHT, TITLE, OR, INTEREST FROM OR UNDER JESS A CREE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESS A CREE in suit of US BANK TRUS NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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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:  
RAS CITRON, LLC

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