

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-2446

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 piece of land, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania:

FRONTING 50 feet on the Northwest side of Maple Avenue, and extending back of the same width, along the Southwest side of First Street, 120 feet to an alley; being Lot No. 8 in Block "UU" of the plan of lots recorded in the Office of the Recorder of Deeds in and for Blair County, in Plot Book No. 2, Page 29. Together with the buildings and improvements thereon erected and being numbered 100 Maple Avenue, Altoona, Pennsylvania.

BEING KNOWN AS: 100 MAPLE AVE ALTOONA, PA 16601

PROPERTY NUMBER: 01.11-21..-076.00-000

TITLE TO SAID PREMISES IS VESTED IN JOSEPH P. WORK, SINGLE BY DEED FROM DAVID M. ROBISON, JR. JOINED BY JIL L. ROBISON, HIS WIFE DATED 03/19/2004 RECORDED 03/19/2004 BOOK 1871 PAGE 0429 INSTRUMENT NUMBER 2004-004481

JOSEPH P. WORK IS DECEASED, DOD 09/18/2018

PROPERTY ADDRESS: 100 MAPLE AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-21..-076.00-000

Seized and taken into execution to be sold as the property of T.W. A MINOR, IN CARE OF APRIL V. CRAMER, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH P. WORK, DECEASED, APRIL V. CRAMER SOLELY IN HER CAPACITY AS HEIR OF JOSEPH P. WORK, DECEASED, T.W. A MINOR, IN CARE OF APRIL V. CRAMER, SOLELY IN HERE CAPACITY AS HE OF JOSEPH P. WORK, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH P. WORK in suit of SPECIALIZED 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:  
RAS CITRON  
mount laurel, PA

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