

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-952

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, JULY 09, 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.

EXHIBIT "A" - LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE TOWNSHIP OF LOGAN, COUNTY OF BLAIR, AND STATE OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS LOTS NOS. 1,2,3,14,15 AND 16 IN BLOCK "SS" IN THE LEMUEL L. FAIR EXTENSION OF JUNIATA AS OF RECORD IN BLAIR COUNTY IN DEED BOOK VOLUME 87, AT PAGE I, BEING SITUATE IN THE FIRST DISTRICT OF LOGAN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA,

LESS AND EXCEPT A PORTION OF LAND CONVEYED TO JEREMY J. WEYANDT AND JOY M. WEYANDT. HUSBAND AND WIFE; AS TENANTS BY THE ENTIRETIES FROM DONALD WAYNE FOCHT AND KAREN JEAN FOCHT, HUSBAND AND WIFE DATED FEBRUARY 20, 2013, RECORDED FEBRUARY 21,

2013 IN INSTRUMENT NO. 201303086 AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING, BEING AND SITUATE IN THE TOWNSHIP OF LOGAN, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH 20TH STREET AND THE NORTHWESTERLY LINE OF NORTH FIFTH AVENUE (UNOPENED); THENCE FROM SAID POINT AND PLACE OF BEGINNING ALONG THE NORTHWESTERLY LINE OF NORTH FIFTH AVENUE (UNOPENED) NORTH 10°30' EAST A DISTANCE OF 150 FEET TO AN IRON PIN; THENCE NORTH 79°30' WEST A DISTANCE OF 120 FEET TO AN IRON PIN ON THE SOUTHEASTERLY LINE OF A 15 FOOT UNOPENED ALLEY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID 15 FOOT UNOPENED ALLEY SOUTH 10°30' WEST A DISTANCE OF 150 FEET TO AN IRON PIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH 20TH STREET AND THE SOUTHEASTERLY LINE OF SAID 15 FOOT UNOPENED ALLEY; THENCE ALONG THE NORTHEASTERLY LINE OF SAID NORTH 20TH STREET SOUTH 79° 30' EAST A DISTANCE OF 120 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING, SAID PARCEL IS 18,000 SQUARE FEET.

UNDER AND SUBJECT TO ALL MATTERS AS SHOWN ON THE SURVEY AND LOT CONSOLIDATION PLAN AS PREPARED BY JOHN DEGENNARO. R.P.S.. DATED

MARCH 12, 2012, AND REVISED MARCH 23, 2012.

EXCEPTING AND RESERVING UNTO DONALD WAYNE FOCHT AND KAREN JEAN FOCHT, HUSBAND AND WIFE, THE GRANTORS IN THIS DEED UNTO JEREMY J. WEYANDT AND JOY M. WEYANDT, HUSBAND AND WIFE, AN EASEMENT OR RIGHT OF WAY FOR INGRESS, EGRESS AND REGRESS FOR THE FOLLOWING DESCRIBED LANDS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF NORTH 20TH STREET AND THE SOUTHEASTERLY LINE OF A 15 FOOT UNOPENED ALLEY; THENCE FROM SAID POINT AND PLACE OF BEGINNING ALONG THE NORTHEASTF.RLY LINE OF NORTH 20TH STREET SOUTH 79° 30' EAST A DISTANCE OF 10 FEET TO A POINT; THENCE NORTH 10° 30' EAST A DISTANCE OF 150 FEET TO A POINT; THENCE NORTH 79° 30" WEST A DISTANCE OF 10 FEET TO AN IRON PIN ON THE SOUTHEASTERLY LINE OF AN UNOPENED ALLEY; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID 15 HOOT UNOPENED ALLEY SOUTH 10° 30' WEST A DISTANCE OF 150 FEET TO AN IRON PIN BEING THE POINT AND PLACE OF BEGINNING.

SAID EASEMENT OR RIGHT OF WAY IS OVER, UNDER AND UPON AN AREA 1.500 SQUARE FEET.

THE PARCEL HEREIN CONVEYED AND TIIE• EASEMENT OR RIGHT OF WAY EXCEPTED AND RESERVED ARE DESCRIBED IN ACCORDANCE WITH A SURVEY BY JOHN DEGENNARO, RPS. DATED MARCH 12, 2012, AND REVISED MARCH 23, 2012, AND APPROVED AS A LOT CONSOLIDATION PLAN BY THE BOARD OF SUPERVISORS OF LOGAN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, ON APRIL 12, 2012, AND INTENDED TO BE RECORDED. SAID LOT CONSOLIDATION PLAN WAS APPROVED IN LOGAN TOWNSHIP

RESOLUTION NUMBER 04-12-12E.

BEING THE SAME-PREMISES CONVEYED UNTO DONALD WAYNE FOCHT AND KAREN JEAN FOCHT, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETIES, BY VIRTUE OF DEED FROM WALTER W. FOCHT AND JANET L. FOCHT. HIS WIFE-DATED-JUNE 1, 1988. RECORDED JUNE 7, 1988 IN BOOK 1155, PAGE 613, BLAIR COUNTY, PA.

PARCEL ID: 14.00-19A.-030.00-000

This is a conveyance from parents to a child. Save and excpet the outside Deed recorded by the Blair County Recorder of Deeds in 02/2013, as Instrument # 201303086.

PROPERTY ADDRESS: 510 NORTH 20TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-19A.-030.00-000

Seized and taken into execution to be sold as the property of DONALD WAYNE FOCHT, ESTATE OF, KELLY MUSSELMAN, KNOWN HEIR OF KAREN JEAN FOCHT, DECEASED MORTGAGOR, UNKNOWN HEIRS OF KAREN JEAN FOCHT, DECEASED MORTGAGOR, BRENT FOCHT, KNOWN HEIR OF KAREN JEAN FOCHT, DECEASED MORTGAGOR in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:
PARKER MCCAY
MOUNT LAURAL, NJ

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania