

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-267

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, MARCH 12, 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, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair, and State of Pennsylvania, fronting twenty-five (25) feet on the Northwest side of Maple Avenue, between Third (3rd) and Fourth (4th) Streets, and extending back therefrom, at uniform width, one hundred twenty (120) feet to an alley. Being Northeast one-half of Lot No. 7, Block "SS" of the Plan of J. C. McCartney, as filed in Partition Proceedings in the Estate of said McCartney, to No. 2 January Term, 1894, in Orphans' Court of Blair County, and being the Northeast one-half of the second lot Southwest from Third (3rd) Street. HAVING THEREON ERECTED a dwelling and being known as 304 Maple Avenue, Altoona, PA.

BEING the same premises Allen E. Gibboney, Executor of the Estate of Jeanne E. Simon a/k/a Eloise Jean Simon a/k/a Jeanne Simon, unmarried, by deed dated October 28, 1999 and recorded November 4, 1999 in Blair County in Deed Book 1435, Page 750, granted and conveyed unto Kurth Hetrick and Jodi Hetrick, husband and wife.

BEING KNOWN AS: 304 MAPLE AVE ALTOONA, PA 16601
PARCEL NUMBER: 01.11-20..-101.00-000

TITLE TO SAID PREMISES IS VESTED IN TIMOTHY W. WOMBACHER SR., A SINGLE PERSON BY DEED FROM KURTH HETRICK AND JODI HETRICK, HUSBAND AND WIFE DATED 11/26/2006 RECORDED 01/18/2007 INSTRUMENT NUMBER 200701095

PROPERTY ADDRESS: 304 MAPLE AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-20..-101.00-000

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TIMOTHY W. WOMBACHER, SR., AMANDA STOTLER, IN HER CAPACITY AS HEIR OF TIMOTHY W. WOMBACHER SR, KERRY CONNER, AKA KERRY WOMBACHER, IN HER CAPACITY AS HEIR OF TIMOTHY W. WOMBACHER SR, CRYSTAL BECK, AKA CRYSTAL WOMBACHER, IN HER CAPACITY AS HEIR OF TIMOTHY W. WOMBACHER SR., KIMBERLY WOMBACHER, IN HER CAPACITY AS HEIR OF TIMOTHY W. WOMBACHER SR., TIMOTHY WOMBACHER, IN HIS CAPACITY AS HEIR OF TIMOTHY W. WOMBACHER, SR., JR. in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR POPULAR ABS, INC., SERIES 2007-A.

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