

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-711

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 one-half lot of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting 25 feet on the Southeast side of First Avenue between First and Second Streets and extending back in length or depth at the even width of 25 feet, a distance of 120 feet to an alley and being the Easterly one-half of the Third Lot Northeast from Second Street and being the Easterly one-half of Lot No. Three, Block "D" in the plan of lots laid out by C. Jaggard, F.W. Olmes, A.J. Anderson, Christian Brennecke and Elihu Crawford, bounded on the Northwest by First Avenue; on the Southwest by the westerly one-half of Lot No. Three, Block "D"; on the Southeast by an alley; and on the Northeast by Lot No. Four, in Block "D".

BEING known and designated as Tax Parcel No. 1-10-7-22 in the Deed Registry Office of Blair County, Pennsylvania.

Parcel No.: 01.10-07-22

Premises being: 121 1st Avenue, Altoona, PA 16602

BEING the same premises which Pamela S. Miller, now known as Pamela S. Grove and Charles R. Grove, husband and wife by Deed dated June 30, 2008 and recorded in the Office of Recorder of Deeds of Blair County on July 2, 2008 granted and conveyed unto Kevin L. Stevens, as sole owner.

PROPERTY ADDRESS: 121 1ST AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-07-22

Seized and taken into execution to be sold as the property of KEVIN STEVENS in suit of PHH MORTGAGE CORP.

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:
STERN & EISENBERG
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania