

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2016-GN-0318

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, MAY 14, 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 lot or piece of ground, with the buildings and improvements thereon situate in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania, being bounded and described as follows:

FRONTING twenty-five (25) feet on the Southeast side of Fifteenth Avenue between Twentieth and Twenty-First Streets and extending back from said Avenue, at uniform width, one hundred twenty (120) feet to an alley; being the Eastern twenty-five (25) feet of the second lot Southwest from Twentieth Street and known as the Eastern twenty-five (25) feet of Lot 15, Block "A" in the John McCormick Plot, Plot Book Volume 1, Page 33. Having erected thereon a two-story from dwelling house containing seven rooms and being numbered 2005 Fifteenth Avenue in the general plan of numbering now in use in the City of Altoona.

UNDER AND SUBJECT to the same conditions, exceptions, reservations and restrictions as may appear in prior deeds of record.

BEING THE SAME PREMISES which Timothy M. Quigley and Sharon K. Quigley, husband and wife, by Deed dated October 31, 2007 and recorded November 14, 2007 in the Office of the Recorder of Deeds in and for Blair County in Deed Instrument # 200722074, granted and conveyed unto BARRY J. SIPES and ASHLEY N. SIPES, husband and wife.

BEING KNOWN AS: 2005 15TH AVENUE, ALTOONA, PA 16601

PARCEL #01-05-14-022.00-000

PROPERTY ADDRESS: 2005 15TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01-05-14-022.00-000

Seized and taken into execution to be sold as the property of BARRY SIPES, ASHLEY N SIPES in suit of US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST.

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:
POWERS KIRN LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania