

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-0094

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.

All that certain piece of parcel of ground, with all improvements thereon erected, situate lying and being in the City of Altoona, Blair County, Pennsylvania, and more particularly described as follows:

Beginning at a point on the Southeasterly line of Second Avenue and the Southwest Line of Eighth Street: thence along the property line and parallel to Eighth Street in a Southeasterly direction a distance of 120 feet to a alley; thence in a Southwesterly direction along said alley a distance of 25 feet; thence is a Northwesterly direction along the property line a distance of 120 feet to Second Avenue; thence in Northeasterly direction along the Southeasterly line of second Avenue a distance of 25 feet to the point and place of beginning.

BEING known and numbered as 805 2nd Avenue, Altoona, PA 16602-3758»

Being the same property conveyed to Carl R. Bradley and Elke P. Bradley, husband and wife who acquired title by virtue of a deed from Gerald P. Bradley and Christina R. Bradley, husband and wife, dated January 19, 2007, recorded January 19, 2007, at Instrument Number 200701226, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.02-06. .205.00-000

Exhibit "A"

PROPERTY ADDRESS: 805 2ND AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02-06. .205.00-000

Seized and taken into execution to be sold as the property of CARL R BRADLEY, AKA CARL BRADLEY, ELKE P BRADLEY, AKA ELKE BRADLEY in suit of HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-1.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania