

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2806

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:

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 GROUND SITUATE IN THE CITY OF ALTOONA. FORMERLY TOWNSHIP OF LOGAN, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA. MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF HUDSON AVENUE FORMERLY HARRISON AVENUE, A DISTANCE OF 143.42 FEET FROM ITS INTERSECTION WITH THE SOUTHWEST SIDE OF KETTLE STREET: THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID HUDSON AVENUE A DISTANCE OF 38 FEET TO A POINT AT LINE OF LOT NO. 05, BLOCK "B"; THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID LOT. A DISTANCE OF 120 FEET TO A POINT AT A PUBLIC ALLEY; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID ALLEY. A DISTANCE OF 38 FEET TO A POINT AT ALLEY; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID LAST MENTIONED ALLEY. A DISTANCE OF 120 FEET TO A POINT ON HUDSON AVENUE AND THE PLACE OF BEGINNING.

BEING LOT NO. 4. BLOCK "B" IN SCHELL'S ADDITION TO THE CITY OF ALTOONA.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 208 E Hudson Ave, Altoona, PA 16602-5509

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Parcel No.: 01.10-13.-063.00-000

Premises being: 208 E. Hudson Ave, Altoona, PA 16602-5509

BEING the same premises which Earnest Kelley by Deed dated November 30, 2023 and recorded in the Office of Recorder of Deeds of Blair County on December 19, 2023 at instrument # 202318708 granted and conveyed unto Earnest Kelley and Christopher Koch.

PROPERTY ADDRESS: 208 E. HUDSON AVE., ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-13.-063.00-000

Seized and taken into execution to be sold as the property of CHRISTOPHER KOCH, EARNEST KELLEY in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

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, PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania