

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-4019

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.

Land situated in the City of Altoona in the County of Blair in the State of PA.

Fronting 25 feet on the Northwest side of 16th avenue, between 14th and 15th streets, and extending back in length or depth, 120 feet to an alley, and being the Eastern one- half of the first 50-foot lot Northeast from 15th street on the said Northwest side of 16th avenue.

Having thereon erected a two and one-half story frame dwelling house and being designated as premises no. 1428 16th avenue, Altoona, Pennsylvania. The above-described lot being the Northeastern one-half of lot no. 8 in block 'G' of the plot of Fairview as laid out by the McCartney heirs and recorded in the office of the clerk of the orphans' court in docket "G", page 112.

Said premises also being described in accordance with a certain plan of survey made by Gabriel L. Pellegrini, registered surveyor, on April 19, 1994, and recorded in Blair County deed book volume 1285, at page 967, in manner as follows:

All that certain piece or parcel of ground situate in the City of Altoona, County of Blair and commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at an iron pin set in the Northerly right-of-way line of sixteenth avenue, a fifty-foot (50') wide public right-of-way, said iron pin being at the Southeast corner of the lands, now or formerly of John P. Hudak, Jr. and Carolyn M. Stenger, as recorded in deed book 1074, at page 425; thence, departing said right-of-way line and running along and with the Easterly line of Hudak, et al., North 37 degrees 51 minutes 38 seconds West, a distance of 120.18 feet to an angle iron found in the Southerly line of a fifteen-foot (15') alley, said angle iron being at the Northeast corner of the lands now or formerly of Sachiko Lamborn, as recorded in deed book 1189, at page 582; thence departing Lamborn and running along and with said alley, North 51 degrees 52 minutes 33 seconds East, a distance of 25.00 feet to an angle iron found at the Northwest corner of the lands now or formerly of Dennis and Doris Gallagher, as recorded in deed book 1189, at page 589; thence, departing said alley and running along and with the Westerly line of Gallagher, South 37 degrees 51 minutes 38 seconds East, a distance of 120.18 feet to an iron pin set in the aforementioned sixteenth avenue right-of-way line; thence departing Gallagher and running along and with sixteenth avenue, South 51 degrees 53 minutes 10 seconds West, a distance of 25.00 feet to the point of beginning.

Containing 3,005 square feet or 0.0690 acre, as shown in more particular detail on a plat prepared by Pellegrini engineers entitled mortgage location survey for Altoona housing authority, dated April 19, 1994.

Being the same premises which Altoona Housing Authority, by Deed dated 12/09/1999 and recorded 12/30/1999, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Book 1444, Page 816, granted and conveyed unto Harvey F. Hollows II and wife Antoinette M. Hollows, husband and wife, in fee.

And the said Antoinette M. Hollows died on January 14, 2015, thereby vesting title of the mortgaged premises unto Harvey F. Hollows II.

Tax Parcel: 01.03-07..-038.00-000

Premises Being: 1428 16TH AVE, Altoona, PA 16601

PROPERTY ADDRESS: 1428 16TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-07..-038.00-000

Seized and taken into execution to be sold as the property of HARVEY F. HOLLOWS, II, OCCUPANTS 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:  
BROCK & SCOTT

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania