

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-2932

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, NOVEMBER 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.

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Logan, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the northeast side of the Homers Gap Highway; thence along said highway South Sixty-four (64) degrees, Forty-five (45) minutes East, One Hundred Twenty-one (121) feet to a stake; thence North Twenty-nine (29) degrees, Thirty (30) minutes East, Three Hundred Fifty-eight and Five-tenths (358.5) feet to a stake; thence North Sixty (60) degrees West, One Hundred Twenty and Seven-tenths (120.7) feet to a stake; thence South Twenty-nine (29) degrees, Thirty (30) minutes West, Three Hundred Sixty-five (365) feet to a stake on the Northeast side of Homers Gap Highway, the place of BEGINNING.

CONTAINING one (1) acres and being Parcel "C" according to a survey made by John T. Funk, C.E., on July 14, 1945. Having thereon erected a dwelling house.

BEING known as Blair County Tax Parcel No. 14.00-19..-040.00-000

Commonly known as: 3243 Homers Gap Rd, Altoona, PA 16601-7235

PROPERTY ADDRESS: 3243 HOMERS GAP RD, Altoona, PA 16601

PARCEL#: 14.00-19..-040.00-000

BEING the same premises which John E. Schomer, widower, by Deed dated 6/11/2018 and recorded 6/15/2018 in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument Number 201809773, granted and conveyed unto Stephen H. Webster and Amber Lyn Webster, husband and wife, their heirs and assigns, in fee.

Tax Parcel: 14.00-19..-040.00-000

Premises Being: 3243 HOMERS GAP RD, Altoona, PA 16601

PROPERTY ADDRESS: 3243 HOMERS GAP ROAD, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-19..-040.00-000

Seized and taken into execution to be sold as the property of STEPHEN H WEBSTER, AMBER LYN WEBSTER in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

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