

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-4020

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.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE A POINT FORMED BY THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF BURGOON ROAD WITH THE SOUTHWESTERLY SIDE OF ALLEGHENY STREET, NOW KNOWN AS 38TH STREET; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID ALLEGHENY STREET, NOW KNOWN AS 38TH STREET, ONE HUNDRED SEVEN AND THIRTY-FOUR ONE-HUNDREDTHS (107.34) FEET TO AN ALLEY; THENCE ALONG SAID ALLEY IN A SOUTHWESTERLY DIRECTION FIFTY (50) FEET TO THE LINE OF LOT NO. FOURTEEN (14) IN THE HEREINAFTER MENTIONED PLOT OF LOTS; THENCE ALONG THE LINE OF SAID LOT NO. FOURTEEN (14) IN A NORTHWESTERLY DIRECTION ONE HUNDRED TWELVE AND FOUR-TENTHS (112.4) FEET TO BURGOON ROAD; THENCE ALONG SAID BURGOON ROAD IN A NORTHEASTERLY DIRECTION FIFTY AND TWELVE ONE- HUNDREDTHS (50.12) FEET TO THE POINT, THE PLACE OF BEGINNING. BEING LOTS NOS. FIFTEEN (15) AND SIXTEEN (16) IN THE PLAN OF ELY PARK AS RECORDED IN BLAIR COUNTY PLOT BOOK NO. 1, PAGE 189.

HAVING THEREON ERECTED A TWO-STORY FRAME DWELLING HOUSE AND A TWO CAR FRAME GARAGE, AND BEING PREMISES KNOWN AND NUMBERED AS 3801-03 BURGOON ROAD, ALTOONA, PENNSYLVANIA.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; ALL LEGAL HIGHWAY; ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; RIGHTS ON ANY TENANTS IN POSSESSION.

PARCEL NUMBER 01.14-27-055.00

BEING the same premises by deed from Capital Income and Growth Fund, LLC, a California Limited Liability Company, dated October 3, 2017, and recorded November 1, 2017, in the Blair County Recorder of Deeds at Instrument No. 201718112, granted and conveyed unto Sean Robinson and Rachel L. Robinson, husband and wife.

PROPERTY ADDRESS: 3803 BURGOON ROAD, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-27-055.00

Seized and taken into execution to be sold as the property of RACHEL L. ROBINSON, SEAN ROBINSON in suit of NATIONSTAR MORTGAGE 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:
ALBERTELLI LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania