

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1269

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, JANUARY 14, 2026
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 lot, or piece of ground, situate in the City of Altoona, State of Pennsylvania, in the plan or plot of Locust Hills, which said plan or plot is recorded in the Office of the Recorder of Deeds in and for Blair County, bounded and described as follows:

BEGINNING at a point on the East side of Broad Avenue two hundred forty-one and seven-tenths (241.7) feet Southward from the Southeast corner of Broad Avenue and Waterloo Road; thence Southward along said Broad Avenue forty (40) feet to a point; thence at right angles Eastward one hundred twenty (120) feet to an alley; thence by same Northward forty (40) feet to a point; thence at right angles Westward one hundred twenty (120) feet to place of beginning.

AND BEING Lot Number 138.

TAX MAP NO. 01.12-22..-055.00-000

Being the same premises which Roger J. Shingler and wife Patricia F. Shingler, by Deed dated 12/20/2022 and recorded 12/28/2022, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 202222368, granted and conveyed unto Jenna Rose Lemin and husband Jaydn Dane Lemin, in fee.

Tax Parcel: 001 403339 aka 01-4049860 aka 01.12-22..-055.00-0

Premises Being: 3421 Broad Avenue, Altoona, PA 16601

PROPERTY ADDRESS: 3421 BROAD AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 001 403339 aka 01-4049860 aka 01.12-22..-055.00-0

Seized and taken into execution to be sold as the property of JAYDYN DANE LEMIN A/K/A JAYDN LEMIN, JENNA ROSE LEMIN A/K/A JENNA R. LEMIN, 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