

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2608

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 lot, piece or parcel of ground, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEING the front or avenue portion of Lot No. 8 in Block "E" in the general plan of Fairview, now part of the City of Altoona, fronting 50 feet on the Southeast side of 18th Avenue and extending back at right angles with 18th Avenue in depth 85 feet along the Northeast side of 14th Street to property now or formerly of Ebert A. Parson, et ux. Being the major portion of the first 50 foot lot Northeast of 14th Street on the Southeast side of 18th Avenue.

HAVING thereon erected a three-story frame dwelling house being known and numbered as 1329-1331 18th Avenue, Altoona, Pennsylvania.

BEING known as 1329 18th Ave a/k/a 1329-1331 18th Ave., Altoona, PA 16601.

BEING further identified as Blair County Tax Parcel No. 01.03-06..-101.00-000.

BEING the same premises to which title became vested in Robin Wallace by deed of U.S. Bank National Association, not in its individual capacity but solely as trustee of NRZ Pass-Through Trust XVIII, by NewRez, LLC f/k/a New Penn Financial, LLC d/b/a/ Shellpoint Mortgage Servicing, as attorney in fact, dated November 23, 2022, and recorded in Blair County , Instrument Number 202221558 on December 9, 2022.

PROPERTY ADDRESS: 1329 18TH AVENUE A/K/A 1329-1331 18TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06..-101.00-000

Seized and taken into execution to be sold as the property of ROBIN WALLACE in suit of ALTOONA FIRST SAVINGS BANK.

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:
REA, REA, LASHINSKY, ATTORNEYS AT LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania