SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3039

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 13, 2027
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 Plot of Blair (East Altoona), Logan Township, Blair County, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the East corner of Ridge Avenue and Bridge Street; thence Eastward along said Ridge Avenue Fifty (50) feet to a point; thence at right angles Southward one hundred and twenty (120) feet to an alley; thence by same Westward Fifty (50) feet to Bridge Street; thence by same Northward one hundred twenty (120) feet to the place of beginning.

CONTAINING six thousand (6,000) square feet, and being Lot #8 of Block 27 of said plot, which is a part of the Baynton and Wharton (Ore Bank) tract.

Being Blair County Tax Map No. 14-23A-67.

BEING KNOWN AS: 182 SANDY RUN ROAD, ALTOONA, PA 16601

PROPERTY ID: 14.00-23A.-067.00-000

TITLE TO SAID PREMISES IS VESTED IN BRADLEY M. RISBON, SINGLE BY DEED FROM JASON E. TREXLER AND REGINA A. TREXLER, HUSBAND AND WIFE, DATED APRIL 15, 2016 RECORDED APRIL 15, 2016 AT INSTRUMENT NO. 201605815

PROPERTY ADDRESS: 182 SANDY RUN ROAD, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-23A.-067.00-000

Seized and taken into execution to be sold as the property of BRADLEY M. RISBON in suit of LAKEVIEW LOAN SERVICES.

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:
RAS CITRON
mount laurel, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.