

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2025-GN-3465

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, JULY 08, 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.

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ALL that certain lot or piece of land, situate, lying and being in the City of Altoona, (formerly Township of Logan) County of Blair, and State of Pennsylvania, bounded and described as follows:

FRONTING twenty-one (21) feet and eight (8) inches on the Northwest side of Beale Avenue (formerly known as Logan Avenue), in Endress extension to the City of Altoona, and extending back therefrom at equal width, a distance of one hundred and twenty (120) feet to an alley and being the Eastern twenty-one (21) feet and eight (8) inches of a sixty-five (65) foot lot known as Lot No. Eight, in Block "C", of said Endress Extension, and being the Eastern part of the second lot Northeast from Forty-second Street, formerly known as Second Street, and now being known as premises 4116 Beale Avenue, (formerly known as premises No. 4224 Logan Avenue) Altoona, Pennsylvania.

BEING known and numbered as 4116 Beale Avenue, Altoona, PA 16601»

Being the same property conveyed to Steven M. Harker, single who acquired title by virtue of a deed from Daniel C. Orsborne, joined by Nicholle D. Orsborne, his wife, dated March 5, 2010, recorded March 5, 2010, as Instrument Number 201003081, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.12-08..-038.00-000

PROPERTY ADDRESS: 4116 BEALE AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-08..-038.00-000

Seized and taken into execution to be sold as the property of STEVEN M. HARKER in suit of WELLS FARGO BANK, N.A..

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**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:  
THE MANLEY LAW FIRM LLC

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania