

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2228

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.

ALL THAT CERTAIN one-half lot or piece of land, with the buildings and improvements thereon, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being the Southwestern one-half of Lot Number Six (6) in Block "C" in the General Plan of the Town of Calverville, now a part of the said City of Altoona; and fronting Twenty-five (25) feet on the Southeast side of Twenty-second Avenue between Ninth and Tenth Streets, and extending back of equal width, a distance of One hundred twenty (120) feet to an alley; bounded on the Northwest by Twenty-second (22m1) Avenue; on the Northeast by the other half of said Lot Number Six (6) in Block "C", on the Southeast by an alley; and on the Southwest by property now or formerly of Edna May Lewis. Said Plot is recorded at Deed Book Volume 121, Page 109.

HAVING thereon erected a brick dwelling house, designated as premises No. 917 Twenty-Second Avenue, Altoona, Pennsylvania.

BEING the same premises title to which became vested in CANDY L. LAHR, individually, by deed of CHARLES E. WOLFE and LINDA E. WOLFE, husband and wife, dated the 8th day of November, 1994 and recorded in the Recorder's Office in and for Blair County in Deed Book Volume 1247 at page 257. The said STANLEY J. LAHR joins in with this conveyance as the spouse of CANDY L. LAHR.

BEING KNOWN AS: 917 22ND AVENUE, ALTOONA, PA 16601

PROPERTY ID: 001 232470

TITLE TO SAID PREMISES IS VESTED IN JOSEPH D. PRICE, SINGLE BY DEED FROM CANDY L. LAHR AND STANLEY J. LAHR, HER HUSBAND, DATED RECORDED JUNE 02, 2000 IN BOOK NO. 1471, AT PAGE 573

THE SAID JOSEPH D. PRICE HAVING DEPARTED THIS LIFE ON 7/10/2021

PROPERTY ADDRESS: 917 22ND AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 001 232470

Seized and taken into execution to be sold as the property of JOSEPH C. PRICE, IN HIS CAPACITY AS HEIR OF JOSEPH D. PRICE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH D. PRICE A/K/A JOSEPH DANIEL PRICE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH D. PRICE A/K/A JOSEPH DANIEL PRICE in suit of WELLS FARGO BANK, N.A..

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, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania