SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3236

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:

THURSDAY, NOVEMBER 12, 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 half lot or piece aground, situate, lying and being on the Southeast side of 6th Avenue, between 1st and 2nd Streets, in the City of Altoona, County of Blair and State of Pennsylvania, and being the Western one-half of the 3rd Lot East of 2nd Street on the South side of 6th Avenue, containing in front or breadth on said 6th Avenue, 25 feet, more or less, and running in length or depth, of equal width, 120 feet to public alley. Having thereon erected a large two and one-half story frame dwelling house, with modem improvements, and being premises No. 123 Sixth Avenue, Altoona, according to plan of numbering dwelling in said City.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 123 Sixth Avenue, Altoona, PA 16602

MAP #: 01.10-01..-098.00-000

UNDER AND SUBJECT to and together with prior grants and reservations of coal, oil, gas, mining rights of way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

UNDER AND SUBJECT to all the easements, exceptions, rights, reservations, restrictions, covenants, conditions, privileges, etc., as may be either contained in or referred to in the prior deeds or other documents composing the chain of title, or as may be visible upon physical inspection of the premises.

BEING THE SAME PREMISES WHICH Roy Keller, Jr., et ux., by Deed dated September 8, 2017 and recorded September 11, 2017 in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania, Instrument No. 2017-14953, granted and conveyed unto Warren S. Dean and Patricia J. Dean.
Warren S. Dean died on May 28, 2022, thereby vesting title in his wife, Patricia J. Dean. Patricia J. Dean died on June 29, 2024. There is no known estate.

TO BE SOLD AS THE PROPERTY OF NICHOLE DEAN, IN HER CAPACITY AS KNOWN HEIR OF PATRICIA J. DEAN, DECEASED, AND THE UNKNOWN HEIRS OF PATRICIA J. DEAN, DECEASED, UNDER BLAIR COUNTY JUDGMENT NO. 2025-GN-3236

PROPERTY ADDRESS: 123 6TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-01..-098.00-000

Seized and taken into execution to be sold as the property of NICHOLE DEAN, IN THEIR CAPACITY AS KNOWN HEIRS OF PATRICIA J. DEAN, DECEASED, THE UNKNOWN HEIRS OF PATRICIA J. DEAN in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:
PURCELL, KRUG, & HALLER

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.