

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-492

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, SEPTEMBER 09, 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 lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in the plot of Allegheny Section "A", in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East side of Broad Avenue, 200 feet Southward from the Southeast corner of Broad Avenue and 27th Street thence Southward along said Broad Avenue, 50 feet to a point; thence at right angles Westward, 120 feet to place of beginning. Containing 6,000 square feet.

HAVING THEREON ERECTED a two and one-half story, brick-cased dwelling house, containing all modern conveniences, and being known and designated as premises Nos. 2717-2719 Broad Avenue, Altoona, Blair County, Pennsylvania.

BEING KNOWN as Parcel No. 1.12-38-23

BEING KNOWN AS: 2719 BROAD AVE, ALTOONA, PA 16601

PROPERTY ID: 01.12-38-023.00-000

TITLE TO SAID PREMISES IS VESTED IN RICHARD J. MCELLOWNEY BY DEED FROM BRIAN J. IANUZZI, DATED MAY 3, 2007 RECORDED MAY 21, 2007 AT INSTRUMENT NO. 200709690

PROPERTY ADDRESS: 2719 BROAD AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-38-023.00-000

Seized and taken into execution to be sold as the property of RICHARD J. MCELLOWNEY in suit of ROCKET MORTGAGE, LLC.

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 LAW OFFICES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania