SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4373

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 PIECE OR PARCEL of land situate in the City of Altoona, County of Blair and State of Pennsylvania, fronting fifty (50) feet on the northwesterly side of Twentieth Avenue and extending back of the same width along the southwesterly side of Fifteenth Street a distance of eighty-one (81) feet to the line of premises now or formerly of Sarah E. Grazier, Being the front eighty-one (81) feet of Lot No. 1 in Block "FF" in the Plot of Fairview as recorded in Blair County Plot Book No. 1, Page 45 and being the front eighty-one (81) feet of the first lot southwest of Fifteenth Street on the northwest side of Twentieth Avenue. Having thereon erected a two story brick dwelling house and a one car garage, and being premises known as 1500-02 Twentieth Avenue, Altoona, Pennsylvania.

Parcel ID #: 01.03-05..-012.00-000

BEING KNOWN AS: 1500 20th Avenue, Altoona, PA 16601.

Title to said premises is vested in John K. Moran by deed from Virgil J. Hostler, executor of the Estate of Reuben Lynn Hostler, deceased; Virgil J. Hostler and Clarence M. Hostler and Violet Mae Hirschbeil and Ray Calvin Hostler and Norman R. Hostler and Lillian L. Hettinger and Virginia H. Root and Nita Jean Hamilton, being a majority of the children of the aforesaid Reuben Lynn Hostler, deceased, living at his death dated November 30, 1970 and recorded January 7, 1971 in Deed Book 913, Page 177. The said John K. Moran died on July 8, 2025 without a will or appointment of an Administrator, thereby vesting title in Molly Moran McCue, Known Surviving Heir of John K. Moran a/k/a John Kevin Moran, Carrie Moran a/k/a Carrie Serra, Known Surviving Heir of John K. Moran a/k/a John Kevin Moran, and Unknown Surviving Heirs of John K. Moran a/k/a John Kevin Moran by operation of law.

PROPERTY ADDRESS: 1500 20TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-05..-012.00-000

Seized and taken into execution to be sold as the property of MOLLY MORAN MCCUE, KNOWN SURVIVING HEIR OF JOHN K. MORAN A/K/A JOHN KEVIN MORAN, CARRIE MORAN A/K/A CARRIE SERRA, KNOWN SURVIVING HEIR OF JOHN K. MORAN A/K/A JOHN KEVIN MORAN in suit of CARRINGTON MORTGAGE SERICES, 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:
MCCABE, WEISBERG & CONWAY, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.