

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-4585

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.

PARCEL 1: ALL THAT CERTAIN LOT OR PIECE OF GROUND IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, FRONTING FIFTY (50) FEET ON THE SOUTHEAST SIDE OF WALNUT AVENUE, BETWEEN KETTLE STREET AND LAND OF THE PENNSYLVANIA RAILROAD COMPANY AND EXTENDING BACK ONE HUNDRED TWENTY (120) FEET TO AN ALLEY. BEING DESIGNATED AND KNOWN AS LOT #2, BLOCK "Q", HAMILTON EXTENSION OF ALTOONA CITY, AS OF RECORD IN PLOT BOOK #2, PAGE 29.

HAVING THEREON ERECTED A TWO STORY FRAME DWELLING HOUSE, NUMBERED 307 EAST WALNUT AVENUE, ALTOONA, PENNSYLVANIA.

PARCEL 2: ALL THAT CERTAIN TRACT OR TRACTS OF LAND LYING IN THE CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA, AS SURVEYED BY EADS, CONSULTING ENGINEERS, DECEMBER 2, 1977, FOR THE REDEVELOPMENT AUTHORITY OF ALTOONA, DESIGNATED AS PARCEL 16 OF THE HAMILTON PARK URBAN RENEWAL PROJECT PA-R-497, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT AVENUE AND ON LINE OF LANDS NOW OR FORMERLY OF FREDERICK F. AND EVELYN G. REILLY, SAID IRON PIN BEING LOCATED NORTH THIRTY-FOUR (34) DEGREES FIFTY-NINE (59) MINUTES TWENTY-ONE (21) SECONDS EAST ONE HUNDRED (100.00) FEET FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF KETTLE STREET, AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT AVENUE; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WALNUT AVENUE PARALLEL TO AND TWENTY-FIVE (25.00) FEET FROM THE WALNUT AVENUE CITY MONUMENT LINE NORTH THIRTY-FOUR (34) DEGREES FIFTY-NINE (59) MINUTES TWENTYONE (21) SECONDS EAST FIFTY (50.00) FEET TO A CONCRETE MONUMENT ON LINE OF LANDS NOW OR FORMERLY OF PAUL N. DANIELS; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF PAUL N. DANIELS SOUTH FIFTY-FIVE (55) DEGREES THIRTEEN (13) MINUTES THREE (03) SECONDS EAST ONE HUNDRED TWENTY (120.00) FEET TO AN IRON PIN ON THE NORTHWESTERLY RIGHT OF WAY LINE OF A FIFTEEN (15.00) FOOT ALLEY; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID FIFTEEN (15.00) FOOT ALLEY SOUTH THIRTY-FOUR (34) DEGREES FIFTY-NINE (59) MINUTES TWENTY-ONE (21) SECONDS WEST FIFTY (50.00) FEET TO AN IRON PIN ON LINE OF LANDS NOW OR FORMERLY OF FREDERICK F. AND EVELYN G. REILLY; THENCE ALONG LINE OF LANDS NOW OR FORMERLY OF FREDERICK F. AND EVELYN G. REILLY NORTH FIFTY-FIVE (55) DEGREES THIRTEEN (13) MINUTES THREE (03) SECONDS WEST ONE HUNDRED TWENTY (120.00) FEET TO AN IRON PIN, AND THEPOINT OF BEGINNING. CONTAINING 6,000 SQUARE FEET.

PARCEL 3: ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING SEVENTY-FIVE (75) FEET ON THE SOUTHEASTERN SIDE OF WALNUT AVENUE BETWEEN KETTLE STREET AND LAND NOW OR FORMERLY OF THE PENNSYLVANIA RAILROAD COMPANY, AND EXTENDING BACK THEREFROM, IN LENGTH OR DEPTH, AT THE SAME WIDTH, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO AN ALLEY. BEING DESIGNATED AND KNOWN AS THE SOUTHWESTERN HALF OF LOT NO. 5 AND ALL OF LOT NO. 4 IN BLOCK "Q" IN THE PLAN OF HAMILTON EXTENSION TO THE CITY

OF ALTOONA, AS SURVEYED MAY 29, 1905 AND AS OF RECORD IN BLAIR COUNTY IN PLOT BOOK NO. 2, PAGE 29. BEING FURTHER KNOW AND DESIGNATED AS PREMISES NO. 313-315-317 EAST WALNUT AVENUE, ALTOONA, PENNSYLVANIA.

EXCEPTING THEREFROM A PARCEL OF LAND SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, AS MORE FULLY SET FORTH IN DEED FROM FREDERICK F. REILLY AND EVELYN G. REILLY, HUSBAND AND WIFE, TO DAVID R. WALTERS AND DORIS M. WALTERS, HUSBAND AND WIFE, DATED AUGUST 24, 1983, AND RECORDED IN BLAIR COUNTY DEED BOOK VOLUME 1092 AT PAGE 391.

Parcel No.: 1.7-8- 121, 1.7-8- 122 and 1.7-8- 124

Premises being: 307 E Walnut Ave, Altoona, PA 16601-5209

BEING the same premises which Kimberly A. Bailor and Mark Gensamer, Co-Executors of the Last Will and Testament to Frederick F. Raily by Deed dated November 30, 2016 and recorded in the Office of Recorder of Deeds of Blair County on December 5, 2016 at Instrument# 201620400 granted and conveyed unto Bucky Lightner and Sandra Lightner.

PROPERTY ADDRESS: 307 E. WALNUT AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.7-8- 121, 1.7-8- 122 and 1.7-8- 124

Seized and taken into execution to be sold as the property of BUCKY LIGHTNER, SANDRA LIGHTNER, BUCKY LIGHTNER, SANDRA LIGHTNER, BUCKY LIGHTNER, SANDRA LIGHTNER in suit of ROCKET MORTGAGE, LLC F/K/A/ QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC..

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:
STERN & EISENBERG
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania