SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2210

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:

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 of ground, situate, lying and being on the Southeast side of First Avenue, between Jaggard Street and Nineteenth Street, in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being described as follows:

BEING the Eastern half of Lot Number Three (3) in Block Nine (2) in a plot of lots as laid out by the heirs of Jane Jaggard, deceased, and recorded in the Office for the Recording of Deeds in and for Blair County in Plot Book 2 as Page 25. Bounded and described as follows: On the Northwest by First Avenue; on the Northeast by Lot Number Two (2) in Block Nine (9); on the Southeast by a public alley; on the Southwest by the Western half of Lot Number Three (3) in Block Nine (9). Containing in front or breadth on First Avenue twenty-five (25) and extending back at same width in length or depth one hundred twenty (120) feet to an alley.

HAVING thereon erected a two (2) story frame dwelling house and numbered as Premises 1721 First Avenue, according to the present plan of numbering in and for said City of Altoona, Pennsylvania.

BEING KNOWN AS: 1721 FIRST AVENUE, ALTOONA, PA 16602

PROPERTY ID: 01.06-28..-005.00-000

TITLE TO SAID PREMISES IS VESTED IN KIMBERLY C. CASE, SINGLE BY DEED FROM PATRICIA A. TAYLOR, SINGLE, DATED 05/31/2019 RECORDED 01/23/2020 AT INSTRUMENT NO. 202001180

THE SAID TIMOTHY CASE, SR. HAVING DEPARTED THIS LIFE ON 4/15/2019

PROPERTY ADDRESS: 1721 FIRST AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-28..-005.00-000

Seized and taken into execution to be sold as the property of PATRICIA A. TAYLOR, KIMBERLY C. CASE in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2021-1.

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

(c) CountySuite Sheriff, Teleosoft, Inc.