

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-1333

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 PARCEL OF LAND SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, (FORMERLY LOGAN TOWNSHIP), AND KNOWN AS PREMISES NO. 410 HUDSON AVENUE, BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING THIRTY-FIVE (35) FEET ON THE NORTHWEST SIDE OF HUDSON AVENUE (FORMERLY HARRISON) BETWEEN FOURTH AND FIFTH STREETS, AND EXTENDING BACK OF EQUAL WIDTH, ONE HUNDRED TWENTY (120) FEET TO AN ALLEY, AND BEING THE NORTHEAST TWENTY-FIVE (25) FEET OF LOT NO. 6 IN BLOCK 4, AND THE SOUTHWEST TEN (10) FEET OF LOT NO. 5 IN BLOCK 4 IN THE PLAN OR PLOT OF VALLEY VIEW, AS LAID OUT BY J.A. CURTIS AND RECORDED IN PLOT BOOK VOLUME 5, PAGE 33. HAVING THEREON ERECTED A TWO-STORY FRAME DWELLING HOUSE.

Property Address: 410 Hudson Avenue, Altoona, PA 16602

Parcel ID: 01.08-10..-101.00-00

Title is vested in James F. Fuoss Jr., unmarried, sole owner, by deed from Andrew G. James and Mary J. James, husband and wife, dated 03-31-2004 and recorded on 03-31-2004 in the Blair County Clerk's/Register's Office as Book 1875, Page 210, and as Instrument No.: 2004-005185.

PROPERTY ADDRESS: 410 HUDSON AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.08-10..-101.00-00

Seized and taken into execution to be sold as the property of JUSTIN M. ISENBERG, IN HIS CAPACITY AS EXECUTOR OF THE STATE FOR JAMES F. FUOSS JR. DECEASED 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:
MCCALLA RAYMER LEIBERT PIERCE, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania