SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-906

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, JANUARY 13, 2027
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 of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting twenty-four feet and eight and one-half inches (24' 8 1/4") on the Southeast side of Crawford Avenue between Seventh and Eighth Streets and extending back therefrom in length or depth, in same width, a distance of one hundred twenty (120) feet to an alley and being the Southwest part of Lot No. 3 in Block "2" in the plan of Bell's Extension to the City of Altoona, as recorded in Deed Book Volume 63, Page 567.

BOUNDED on the Northwest by Crawford Avenue, on the Southwest by Lot No. 2, Block "2", on the Southeast by an alley and on the Northeast by land now or formerly of Roy S. Wolfe.

HAVING thereon erected a two and one-half story brick and frame dwelling house known as Number 715 Crawford Avenue.

SUBJECT to the same rights, privileges, agreements, right-of-way, easements, conditions, exceptions, restrictions and reservations as exist by virtue of prior recorded instruments, plans, deeds or conveyances.

BEING KNOWN AS: 715 CRAWFORD AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 01.02-10..-031.00-000

BEING THE SAME PREMISES WHICH THOMAS S COOMBS, JOINTED BY AMY J COOMBS BY DEED DATED 9/13/2017 AND RECORDED 9/13/2017 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #201715136, GRANTED AND CONVEYED UNTO JEFFREY M
LAMBORN.

PROPERTY ADDRESS: 715 CRAWFORD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02-10..-031.00-000

Seized and taken into execution to be sold as the property of JEFFREY M LAMBORN in suit of FLAGSTAR BANK NA.

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:
KML LAW GROUP PC
PHILADELPHIA, PA 215-627-1322

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.