SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-412

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 or parcel of land situate on Ridge Avenue in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, more fully described as follows:

BEGINNING at a point on the Northwesterly line of Ridge Avenue, said point being located eighty-nine and fifteen hundredths (89.15) feet Northerly along line of Ridge Avenue from line of land now or formerly of Robert J. Henshaw, et ux.; thence, from said point North eighty-one (81) degrees eight (08) minutes zero (00) seconds West one hundred thirty (130) feet along line of land now or formerly of Goodman; thence, from said point North eight (08) degrees fifty-two (52) minutes zero (00) seconds East eighty-nine and fifteen hundredths (89.15) feet to a point on line of land now or formerly of Goodman; thence, South eighty-one (81) degrees eight (08) minutes zero (00) seconds East one hundred thirty (130) feet to a point on line of said Ridge Avenue; thence, along line of Ridge Avenue, South eight (08) degrees fifty-two (52) minutes zero (00) seconds West eighty-nine and fifteen hundredths (89.15) feet to a point, the point and PLACE OF BEGINNING.

CONTAINING eleven thousand five hundred ninety (11,590) square feet according to a survey done March 20, 1977, by James 0 Nicodemus, Registered Surveyor.

BEING known as premises number 402 Ridge Avenue, Altoona, Blair County, Pennsylvania.

ALSO, ALL THAT CERTAIN one-half lot or parcel of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the Northerly line of Ridge Avenue, fifty (50) feet wide, on line of other lands now or formerly of David P. Parris and Carol Ann Parris, his wife; thence, South eight (08) degrees fifty-two (52) minutes zero (00) seconds West 44.575 feet to a point on line of lands now or formerly of Robert Henshaw and Cathy A. Henshaw, his wife; thence, North eighty-one (81) degrees eight (08) minutes zero (00) seconds West one hundred thirty (130) feet to a point, thence, North eight (08) degrees fifty-two (52) minutes zero (00) seconds East 44.575 feet to a point on line of other lands now or formerly of David P. Parris and Carol Ann Parris, his wife; thence, South eighty-one (81) degrees eight (08) minutes zero (00) seconds East one hundred thirty (130) feet to a point, the point and PLACE OF BEGINNING.

CONTAINING .133 acres and being known as the Easterly one-half (1/2) of Lot 17 in the Lynndale Plan of Lots as recorded in the Office of the Recorder of Deeds in and for the County of Blair in Plot Book 11 Page 8 and being under and subject to all restrictions and conditions shown on the said Plan.

BEING further identified as Blair County Tax Index No. 01.14-25..-013.13-000 as being shown on the assessment map in the records of Blair County, Pennsylvania.

BEING THE SAME PREMISES which Stephen R. Traficante, single, by Deed dated 3/19/2020 and recorded in the Office of the Recorder of Deeds of Blair County on 3/20/2020 in Deed Instrument 202004210, granted and conveyed unto Anthony S. Parker and Tiffany A. Parker.

BEING KNOWN AS: 402 Ridge Avenue, Altoona, Pennsylvania 16602

PARCEL # 01.14-25..-013.13-000

PROPERTY ADDRESS: 402 RIDGE AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-25..-013.13-000

Seized and taken into execution to be sold as the property of ANTHONY S. PARKER, TIFFANY A. PARKER in suit of PENNYMAC LOAN SERVICES, 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:
POWERS KIRN, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.