SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-313

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.

LEGAL DESCRIPTION

ALL that certain lot or piece of land, situate in the City of Altoona, County of Blair and State of Pennsylvania, and known as Premises No. 812 Seventh Avenue, bounded and described as follows:

BEGINNING - Fronting thirty-one (31) feet, more or less, on the northwest side of Seventh Avenue, formerly Washington Street, between Eighth and Ninth Streets, and extending back therefrom, in a northwestern direction in an unequal width, a distance of one hundred and twenty (120) feet to a public alley, and fronting on said public alley thirty-six (36) feet, more or less, and being parts of lots numbers 17 and 18 in the plan of that part of the City of Altoona, and being bounded on the southeast by Seventh Avenue, on the northeast by land owned now or lately by one Miller, on the northwest by said public alley, and on the southwest by land now or lately owned by one Kipple, and having thereon erected a three story frame dwelling.

Being the same premises which Ronald Lockard and Carol Ann Lockard, husband and wife, by Deed dated 04/05/2024 and recorded 04/05/2024, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 202404796, granted and conveyed unto Patricia L. Walters, in fee.

Tax Parcel: 01.02-04..-087.00-000 a/k/a 1.2-4-87 a/k/a 01.2-134340

Premises Being: 812 7th Avenue, Altoona, PA 16602

PROPERTY ADDRESS: 812 7TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02-04..-087.00-000 a/k/a 1.2-4-87 a/k/a 01.2-13

Seized and taken into execution to be sold as the property of RONALD LOCKARD A/K/A RONALD LEE LOCKARD, CAROL ANN LOCKARD, PATRICIA L. WALTERS in suit of THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE AASET-BACKED PASS THROUGH CERTFICATES SERIES 2003-KS7.

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:
BROCK & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.