

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-0937

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, MAY 14, 2025**  
**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.

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ALL THAT CERTAIN HALF LOT OR PARCEL OF LAND SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

FRONTING TWENTY-FIVE (25) FEET ON THE SOUTHEASTERN SIDE OF CRAWFORD AVENUE, BETWEEN THIRD AND FOURTH STREETS, AND EXTENDING BACK, AT UNIFORM WIDTH, ONE HUNDRED TWENTY (120) FEET TO AN ALLEY; AND DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT A POINT ONE HUNDRED THIRTY-SIX (136) FEET FROM THE EASTERN CORNER OF THE INTERSECTION OF CRAWFORD AVENUE AND FOURTH STREETS; THENCE EXTENDING A DISTANCE OF ONE HUNDRED TWENTY (120) FEET IN AN EASTERLY DIRECTION TO AN ALLEY; THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID ALLEY, TWENTY-FIVE (25) FEET; THENCE NORTHWARDLY ONE HUNDRED TWENTY (120) FEET TO CRAWFORD AVENUE; THENCE WESTWARDLY ALONG SAID CRAWFORD AVENUE TWENTY-FIVE (25) FEET TO THE POINT AND PLACE OF BEGINNING.

SAID LOT CONSISTS OF A STRIP FOURTEEN (14) FEET IN WIDTH OF THE EASTERN PART OF THE EASTERN HALF OF LOT NO. THREE (3), AND A STRIP ELEVEN (11) FEET IN WIDTH OF THE WESTERN PART OF THE WESTERN HALF OF LOT NO. FOUR (4).

BEING THE SAME PREMISES WHICH BECAME VESTED IN WILLIAM W. HELSEL AND GABRIELLE L. HELSEL, HUSBAND AND WIFE, GRANTORS HEREIN, BY DEED OF LORRAIN O. CALHOUN DATED NOVEMBER 1, 2019 AND RECORDED ON NOVEMBER 6, 2019 WITHIN THE BLAIR COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201917218.

Parcel ID #: 01.08-07...-091.00-000

BEING KNOWN AS: 319 Crawford Avenue, Altoona, Pennsylvania 16602.

Title to said premises is vested in James Long by deed from WILLIAM W. HELSEL AND GABRIELLE L. HELSEL, A MARRIED COUPLE dated July 1, 2020 and recorded July 2, 2020 in Instrument Number 202008436

PROPERTY ADDRESS: 319 CRAWFORD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.08-07...-091.00-000

Seized and taken into execution to be sold as the property of JAMES LONG in suit of LAKEVIEW LOAN SERVICING LLC.

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**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:  
MCCABE WEISBERG & CONWAY

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania