

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-1641

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, SEPTEMBER 11, 2024
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 with the buildings and improvements thereon erected situate at Lakemont, in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

Fronting 50 feet on the Easterly side of Baynton Avenue between Spruce Street and Beech Street and extending back at equal width of 50 feet a distance of 100 feet to land now or formerly of Erick Swangren, et ux. Being 100 feet of the Fourth 50 foot lot North of Spruce Street and being a portion of the Southerly part of lot or Block 38 in the plot of lots laid out for George Lotz and recorded in Deed Book Volume 95, at page 1. Being bounded on the Northwest by Baynton Avenue; on the Southwest by Lot 39 of said plan; on the Southeast by land now or late of Erik Swangren, et ex; and on the Northeast by land now or late of Daniel Graybill.

BEING KNOWN AS: 435 BAYNTON AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 14.00-15AG-044.00-000

BEING THE SAME PREMISES WHICH BARBARA R. MOORE, UNMARRIED BY LARRY M. MOORE, HER AGENT SPECIALLY CONSTITUTED BY POWER OF ATTORNEY DATED DECEMBER 5, 2006 AND INTENDED TO BE RECORDED IN THE RECORDS OF BLAIR COUNTY BY DEED DATED 7/12/2019 AND RECORDED 7/12/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT NO.: 201910695 AT PAGE , GRANTED AND CONVEYED UNTO HARRY C. MOSEY, SINGLE AS SOLE OWNER.

PROPERTY ADDRESS: 435 BAYNTON AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-15AG-044.00-000

Seized and taken into execution to be sold as the property of ELIZABETH L MOSEY in suit of MORTGAGE RESEARCH CENTER 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:
KML LAW GROUP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania