SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-0333

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:

THURSDAY, NOVEMBER 12, 2026
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.

PARCEL NO. I

ALL that certain lot or piece of laud with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, and being more fully bounded and described as follows:

BEGINNING at a point at the intersection where the northwestern property line of Seventeenth Avenue intersects with the northeastern property line of Twelfth Street; thence along and upon the northwestern property line of 22 feet; thence in a northwesterly direction, a distance of 64 feet '!p line of land now or formerly of J. T. Dean and Marian C. Dean; thence in a southwesterly direction along line of land now or formerly of J.T. Den and Marian C. Dean, a distance of 22 feel to the northeast side of Twelfth Street; thence along and upon the northeast property line of Twelfth Street, in a southeasterly direction, a distance of 64 feet to the northwest side of Seventeenth Avenue and the place of beginning.

HAVING thereon erected a two and one-half story frame dwelling house, and being known and designated as. Premises Number 1128 17th Avenue, Altoona, Pennsylvania.

BEING the same premises title to which became vested in Angie DeLeo by deed of Catena L. Parke dated October 9, 1987 and recorded in Blair County Deed Book Volume 1147, Page 991, Angelina DeLeo and Angie DeLeo are one and the same.

Known as: 1128 17th Avenue
Altoona, PA 16601

Control No. 0219960

PROPERTY ADDRESS: 1128 17TH AVENUE, ALTOONA, PA 16601

Seized and taken into execution to be sold as the property of BRIAN CRAWFORD & DONNA CRONAUER in suit of NATIONSTAR MORTGAGE 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:
ALBERTELLI LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.