

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-2814

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, OCTOBER 09, 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 piece of ground, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, more fully described as follows:

BEGINNING at a stake on the Southeast side of Broad Avenue; thence North thirty-eight (38) degrees eighteen (18) minutes East sixty-seven (67) feet to a stake on line of land of Walter J. and Regina M. Nichols; thence, along Nichols land South forty (40) degrees forty-two (42) minutes East one hundred fifty-two and forty-five one hundredths (152.45) feet to a stake; thence, South thirty-eight (38) degrees eighteen (18) minutes West sixty-seven (67) feet to a post; thence North forty (40) degrees forty-two (42) minutes West one hundred fifty-two and forty-five one hundredths (152.45) feet to a stake on the Southeast side of Broad Avenue, the point and place of BEGINNING. Containing 10,214 square feet. Said description being made in accordance with a survey drawn by John DeGennaro, Registered Surveyor, dated August 16, 1969, and recorded in Deed Book Volume 954 at Page 471.

Parcel ID #: 01. 12-06..-028. 00-000

BEING KNOWN AS: 5139 Broad Avenue, Altoona, Pennsylvania 16601.

Title to said premises is vested in James C. Glasson and Karen M. Glasson, husband and wife by deed from William F. Durbin and Frances Durbin, His Wife dated January 3, 1994 and recorded January 6, 1994 in Deed Book 1233, Page 818. The said James C. Glasson died on October 28, 2022 thereby vesting title in his surviving spouse Karen M. Glasson by operation of law. The said Karen M. Glasson died on December 18, 2022. On January 24, 2023, Letters of Administration were granted to Nicole Glasson, nominating and appointing her as the Administratrix of the Estate of Karen M. Glasson.

PROPERTY ADDRESS: 5139 BROAD AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01. 12-06..-028. 00-000

Seized and taken into execution to be sold as the property of NICOLE GLASSON, ADMINISTRATRIX OF THE ESTATE OF KAREN M. GLASSON in suit of NEWREZ LLC D/B/A SHELLPOINTMORTGAGE SERVICING PLAINTIFF.

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,LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania