

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-3943

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 piece of ground situate, lying and being in the City of Altoona , County of Blair, State of Pennsylvania, more fully bounded and described as follows:

FRONTING thirty-three (33) feet on the northwestern side of Eleventh (11th) Avenue (formerly known as North (9th)Avenue) between Eighteenth (1e) Street and Nineteenth(19(b) Street (said streets being formerly known as Third (3^e) Street and Fourth (e) Streets (respectively and extending back in length or depth in same width in a northwesterly direction a distance of one hundred and twenty (120) feet to an alley, Being the northern seventeen (17) feet of Lot No. Six (6) in Block "S", and the southern sixteen (16) feet of Lot No. Seven (7), in Block "S" of L.L. Fair's Extension of Juniata.

Commonly known as: 1825 N. 11th Avenue, Altoona PA 16601
Parcel: 01.13-23..-078.00-000

TITLE TO SAID PREMISES IS VESTED IN Marjorie R. Laird and Carol Davis, by Deed from Marjorie R. Laird, widow, dated 2/15/2001 and recorded in the Blair County Recorder of deeds office on 2/20/2001, in Book 1519 Page 1049. Marjorie R. Laird departed this-life on December 10, 2012 at which time by operation of Law the interest in the property passed to Carol Davis.

Exhibit "A"

PROPERTY ADDRESS: 1825 N 11TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-23..-078.00-000

Seized and taken into execution to be sold as the property of CAROL DAVIS, CAROL DAVIS in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS INC., N.A.,ASSET-BACKED CERTIFICATES, SERIES 2006-24 C/O NEWREZ.

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:
PARKER MCCAY

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania