

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-3511

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.

ALL THAT CERTAIN one-half lot or piece of ground situate, lying and being in the City of Altoona, formerly Juniata Borough, Blair County, Pennsylvania, bounded and described as follows:

FRONTING twenty-five (25) feet on the Northwest side of Sixth Avenue between Second Street, formerly Loudon Street, and Third Street, formerly Pine Street, and extending back at the same width a distance of one hundred (120) feet to an alley; being the northeast one-half of Lot No. 5 in Block "P" on Plan of William Loudon's Extension to Bellview, now Juniata, and being the northeast one-half of the fourth lot northeast from Second Street; having thereon erected a two and one-half story frame dwelling house known and numbered as Premises No. 215 Sixth Avenue, Juniata, Altoona, Pennsylvania.

BEING designated as tax parcel no. 0113-28-41.

BEING known as 215 North 6th Avenue, Altoona, PA 16601

TITLE VESTED IN: Timothy E. Leslie and Cathy A. Leslie, husband and wife, by deed from Timothy M. Temple and Sherry A. Temple, husband and wife, dated June 30, 2005, recorded June 30, 2005, in the Blair County Clerk's/Register's Office as Instrument Number 200511842.

** Timothy E. Leslie departed this life on May 11, 2015**

PROPERTY ADDRESS: 215 NORTH 6TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 0113-28-41

Seized and taken into execution to be sold as the property of CATHY A. LESLIE in suit of US BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST.

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:
ROMANO GARUBO & ARGENTIERI

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania