

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-2816

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 OR PARCEL OF LAND SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT; FRONTING 176 FEET ON THE SOUTHEAST SIDE OF FOURTH AVENUE BETWEEN 44TH STREET AND 45TH STREET, AND EXTENDING BACK THEREFROM IN A SOUTHEASTERLY DIRECTION, AT THE SAME WIDTH, A DISTANCED OF 115 FEET TO PARK STREET BEING LOTS NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK S OF THE PLOT OR PLAN OF SOUTH ALTOONA AS SET FORTH IN PLOT BOOK NO. 1, PAGE 176, AND BEING KNOWN AND NUMBERED AS PREMISES 4401-4423 FOURTH AVENUE, ALTOONA, PENNSYLVANIA.

BEING KNOWN AS: 4411 4TH AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 01.14-11,009.00-000

BEING THE SAME PREMISES WHICH JOSEPH M. REMACLE AND THERESA M. REMACLE BY DEED DATED 9/22/2020 AND RECORDED 9/24/2020 IN THE OFFICE OF THE RECORDER OF DEEDS IN INSTRUMENT #202013807, GRANTED AND CONVEYED UNTO MICHAEL DYBUS.

PROPERTY ADDRESS: 4411 4TH AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-11,009.00-000

Seized and taken into execution to be sold as the property of THOMAS J. DYBUS AS EXECUTOR OF THE OF THE ESTATE OF MICHAEL DYBUS, DECEASED MORTGAGOR(S) AND MICHAEL DYBUS RECORD OWNER(S) 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:
KML LAW GROUP, P.C.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania