

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3678

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 THOSE FIVE LOTS, PIECES OR PARCELS OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF LOGAN, COUNTY OF BLAIR, AND STATE OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE SOUTHERN COMER OF KETTLE STREET AND "B" STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERN SIDE OF KETTLE STREET, A DISTANCE OF EIGHTYSIX AND FIVE TENTHS (86.5) FEET TO A POINT ON THE DIVIDING LINE BETWEEN LOTS ONE AND TWO; THENCE CONTINUING ALONG THE EASTERN SIDE OF KETTLE STREET IN AN EASTERLY DIRECTION, A DISTANCE OF TWO HUNDRED SEVEN (207) FEET; THENCE ALONG THE LINE OF LOT NO. 5, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO AN ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE LINE OF SAID ALLEY, A DISTANCE OF TWO HUNDRED NINETEEN AND EIGHTY-SIX ONEHUNDREDTHS (219.86) FEET TO THE SOUTHEASTERN SIDE OF "B" STREET; THENCE IN A NORTHERLY DIRECTION ALONG THE SOUTHEASTERN SIDE OF "B" STREET, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A POINT AND THE PLACE OF BEGINNING. BEING LOTS 1, 2, 3, 4 AND 5 OF BLOCK "44A" IN THE PLOT OF PLANS OF BALTZELL'S EAST END EXTENSION, SAID PLOT BEING OF RECORD IN BLAIR COUNTY IN PLOT BOOK 1 AT PAGE 85.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE-DESCRIBED PREMISES PREVIOUSLY CONVEYED BY WAYNE B. PHEASANT AND PAULA D. PHEASANT TO JAMES SHAY, SR. AS MORE FULLY REFLECTED IN DEED BOOK VOLUME 842, PAGE 587.

BEING KNOWN AS: 1129 KETTLE ROAD, ALTOONA, PA 16601

PROPERTY ID NUMBER: 14.00-21A-060.00-000

BEING THE SAME PREMISES WHICH KAY M. CROSS, ADMINISTRATRIX OF THE ESTATE OF HARRIET E. FOUST, LATE BY DEED DATED 1/13/2003 AND RECORDED 1/14/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1715 AT PAGE 255, GRANTED AND CONVEYED UNTO KAY M. CROSS.

PROPERTY ADDRESS: 1129 KETTLE ROAD, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-21A-060.00-000

Seized and taken into execution to be sold as the property of MATTHEW CROSS, AS ADMINISTRATOR OF THE ESTATE OF KAY M. CROSS in suit of M&T BANK.

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 PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania