

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1022

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:

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, with improvements thereon erected, situate in the Plot of Valley View, in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwest side of Pleasant Valley Boulevard, two hundred twenty-nine and fifteen one-hundredths (229.15) feet Southwest of the Southwestern property line of Fifth Street; thence Southwest along said Pleasant Valley Boulevard, forty-six and three one-hundredths (46.03) feet to a point; thence at right angles in a Northwesterly direction a distance of one hundred (100) feet to Caroline Avenue; thence Northeast along said Caroline Avenue, a distance of forty-six and three one-hundredths feet (46.03) feet to a point; thence Southeast at right angles a distance of one (100) feet to Pleasant Valley Boulevard and the place of beginning. Being the Northeastern one-half of Lot No. 9 and all of Lot No. 8 and the Southwesterly one (1) foot of Lot No. 7 in Block 13 on the plan of said Valley View as recorded in Plot Book Volume 5, Page 33.

HAVING thereon erected a one-story frame dwelling house, known as Premises No. 516-518 Pleasant Valley Boulevard, Altoona, Pennsylvania.

Being Blair County Tax Code Number 1.08-09-074.

BEING the same premises which Gary A. Dunn and Lynn A. Dunn, husband and wife, by Deed dated 5/3/2012 and recorded 5/10/2012 in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 201208032, granted and conveyed unto David J. Brown.

Tax Parcel: 01.08-09.-074.00-000

Premises Being: 516 Pleasant Valley Boulevard, a/k/a 516-518 Pleasant Valley Boulevard, Altoona, PA 16602

PROPERTY ADDRESS: 516 PLEASANT VALLEY BOULEVARD, AKA 516-518 PLEASANT VALLEY BOULEVARD, ALTOONA, PA 16602

Seized and taken into execution to be sold as the property of DAVID J. BROWN in suit of WELLS FARGO 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:
BROCK AND SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania