

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-3370

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, NOVEMBER 13, 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 one-half (1/2) lot or piece of ground with the buildings and improvements thereon erected situate, lying and being in the City of Altoona (formerly Logan Township) County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING twenty-five (25) feet on the Northwest side of Broad Avenue West of 31st Street (sometimes referred to as Mill Run Road) and extending back in length or depth at a width of twenty-five (25) feet one hundred twenty (120) feet to an alley, and being the western or southwestern one-half (1/2) of Lot No. 6 in Block 16, Section "C" of plan of Town of Allegheny as laid out by heirs of Elias Baker, deceased, and being bounded on the Southeast by Broad Avenue, on the Southwest by Lot No. 5 in said Block; on the Northwest by an alley; and on the Northeast by other half of Lot No. 6 in said Block.

Blair County Tax Parcel No. 01.12-35..-025.00-000

BEING the same premises which GMAC Mortgage, LLC by Deed dated 12/31/07 and recorded in the Office of the Recorder of Deeds of Blair County on 1/16/08 in Deed Book Instrument 200800855, granted and conveyed unto Joseph A. Kutumba, Jr.

PROPERTY ADDRESS: 3106 BROAD AVENUE, ALTOONA, PA 16601-1512

UPI / TAX PARCEL NUMBER: 01.12-35..-025.00-000

Seized and taken into execution to be sold as the property of JOSEPH A KUTYBA, JR in suit of ALTOONA AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW ASSOCIATES LTD
KING OF PRUSSIA, PA 866-211-9466

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania