

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2018-GN-683

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, DECEMBER 11, 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 lot or piece of land, lying and being situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the Southeastern side of Twenty-first Avenue (formerly known as Oak Avenue), distant thirty-five (35) feet Southwest of the Southern corner of Twenty-first Avenue and Fifth Street; thence in a Southeastern direction on a line parallel with the southwestern boundary line of Fifth Street a distance of sixty-six (66) feet to a point; thence in a Southwestern direction on a line parallel with Twenty-first Avenue, a distance of Thirty-five (35) feet to a point on line of Lot No. 26 on the plan of lots laid out for Alverda B. Myers and Charlotte M. Geesey as of record in the office for recording of Deeds, etc., in and for the County of Blair in Plot Book Volume 2, Page 151; thence along the Northeastern boundary line of said Lot No. 26 in a Northwestern direction a distance of sixty-six (66) feet to a point on the Southeastern side of Twenty-first Avenue; thence along the Southeastern side of Twenty-first Avenue in a Northeastern direction a distance of thirty-five (35) feet to a point, the place of beginning. Being the portion above described of Lots 23, 24 and 25 on the plan of Lots hereinabove referred to.

HAVING THEREON ERECTED a two story frame dwelling house being known and designated according to the present plan of numbering in and for the City of Altoona as Premises No. 505 Twenty-first Avenue, Altoona, Pennsylvania, and also a concrete block garage.

TITLE TO SAID PREMISES IS VESTED IN GREGORY A. BETAR II AND HOLENE BETAR, by Deed from FREDRICK A. BRETH AND MELINDA S. BRETH, HUSBAN AND WIFE, Dated 04/27/1998, Recorded 04/28/1998, in Book 1319, Page 666.

Tax Parcel: 1-11-19-164

Premises Being: 505 21ST AVENUE, Altoona, PA 16601

PROPERTY ADDRESS: 505 21ST AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1-11-19-164

Seized and taken into execution to be sold as the property of GREGORY A. BETAR, II, JOLENE BETAR in suit of WELLS FARGO BANK, N.A..

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 & SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania