

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3530

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, MARCH 12, 2025
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 of ground situate in the City of Altoona, in the County of Blair and State of Pennsylvania, fronting FIFTY (50) feet on the Northwest side of 18th Avenue between 13th and 14th Streets, and extending back at the same width, a distance of ONE HUNDRED TWENTY (120) feet to an alley, and being Lot Number 7 in Block "V" of a Plan of Margaret A. Smith heirs surveyed March 12, 1907, and duly recorded in Plot Book 2 at Page_. Being he second lot Northeast from 14th Street on the Northwest side of 18th Avenue. Having thereon erected a two story brick dwelling being known and numbered as premises 1324-1326 — 18th Avenue, Altoona, Pennsylvania.

Being the same premises title to which became vested in James R. Rourke and Blondina S. Rourke, his wife, by Deed of John Joseph Rourke, Executor of the Estate Ella G. Rourke, dated March 10, 1965, and recorded in Blair County Deed Book Volume 830, Page 540.

The said James R. Rourke died December 7, 1981, thereby vesting full and complete title in Blondina S. Rourke by operation of law.

Commonly known as: 1324 18th Avenue, Altoona, PA 16601

Title to said premises is vested in Susan E. Rourke and Joyce A. Rourke, as joint tenants with rights of survivorship, by deed from Blondina S. Rourke, dated 11/5/1992 and recorded on 11/12/1992, by the Blair County Recorder of Deeds Office, in Book 1217, Page 117.

Susan E. Rourke passed away on or about June 22, 2021 vesting sole title into Joyce A. Rourke. Joyce A. Rourke passed away intestate on June 4, 2017.

PROPERTY ADDRESS: 1324 18TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06.-079.00-000

Seized and taken into execution to be sold as the property of JOSEPH E. MCNEAL, JOSEPH E. MCNEAL, INDIVIDUALLY AND AS KNOWN HEIR OF JOYCE ANN ROURKE A/K/A JOYCE A. ROURKE-MCNEAL AND UNKNOWN HEIRS OF JOYCE ANN ROURKE A/K/A JOYCE A. ROURKE-MCNEAL in suit of U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2022-RPL2.

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:
PARKER MCCAY

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania