

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-746

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, JANUARY 08, 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.

EXHIBIT A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR, AND COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH SIDE OF THIRD (3RD) AVENUE, EIGHTY-ONE (81) FEET SOUTHWEST FROM THE SOUTHWESTERLY PROPERTY LINE OF TWENTY-FIRST (21ST) STREET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION, TWENTY-FIVE (25) FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID ALLEY, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO THIRD (3RD) AVENUE; THENCE ALONG SAID THIRD (3RD) AVENUE, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF TWENTY-FIVE (25) FEET TO THE POINT AND PLACE OF BEGINNING. BEING THE SOUTHWESTERN ONE-HALF (1/2) OF LOT NO. TWO (2) ON PLOT OF LOTS LAID OUT AUGUST 6, 1897, BY C.E. LINTON, C.E., FOR W.B. BANCROFT, AND BEING KNOWN AS PREMISES 2107 THIRD AVENUE, ALTOONA, PENNSYLVANIA.

THIS BEING THE SAME PROPERTY CONVEYED TO GEORGE NISWONGER, BY DEED FROM PENN-ULTIMATE PROPERTY MANAGEMENT, INC., DATED 12/13/2011 AND RECORDED ON 12/23/2011 IN INSTRUMENT NO. , IN THE BLAIR COUNTY RECORDERS OFFICE.

PARCEL NO. 01.06-13.404.00-000

Accurate Nbr: 5159344

Address : 2107 3RD AVE, ALTOONA, PA

PROPERTY ADDRESS: 2107 3RD AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-13.-104.00-000

Seized and taken into execution to be sold as the property of GEORGE NISWONGER, GEORGE NISWONGER in suit of CITIZENS BANK, NA.

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:
LAW OFFICES OF GREGORY JAVARDIAN, LLC
SOUTHAMPTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania