

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2033

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 vacant one-half lot or piece of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania and fronting 25 feet on the southeasterly side of 21st Avenue, formerly Oak Avenue and extending back in length or depth of the same width, a distance of 120 feet to an alley and being the northeasterly one-half Lot No. 15 in Block WW of that part of Altoona City and being the northeasterly one-half of second lot northeast from 3rd Street. Being numbered and designated as Premises 225 21st Avenue, Altoona, Pennsylvania.

ALSO, ALL that certain one-half lot or piece of ground situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: Fronting 25 feet on the southeastern side of 21st Avenue (formerly Oak Avenue) between 2nd and 3rd Streets, and extending back in length or depth, at the same width 120 feet to an alley. Being the Southwestern one-half of the second (2nd) lot Northeast of 3rd Street, on the southeastern side of 21st Avenue (formerly Oak Avenue) and also being known as the Southwestern one-half of Lot No. 15 Block "WW" in the plan of lots laid out by McCartney heirs.

ALSO, ALL that certain half lot or piece of ground, with the buildings and improvements erected thereon, situate in the City of Altoona, County of Blair, and State of Pennsylvania, fronting 25 feet of the southeast side of 21st Avenue, between 2nd and 3rd Streets, and extending back in length and depth, of the same width, 120 feet to an alley. Being the northeastern half of the first lot northeast of 3rd Street, on the southeast side of 21st Avenue (formerly Oak Avenue), and also being known as the northeast half of Lot Number 16, Block "WW" in the plan of lots laid out by McCartney heirs.

Said plan of lots laid out by McCartney heirs being recorded as the Plan of Lots for John C. McCartney heirs in Blair County Plot Book 2, page 197.

UNDER AND SUBJECT, NEVERTHELESS, to conditions, restrictions, easements and rights-of-way of record.
BEING known and numbered as 229 21st Avenue, Altoona, PA 16601»

Being the same property conveyed to Shannon R. Booker, married who acquired title by virtue of a deed from William J. Brandt, Executor Under the Last Will and Testament of William J. Brandt, dated July 24, 2019, recorded July 26, 2019, as Instrument Number 201911541, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.11-21..-020.00-000, 01.11-21..-021.00-000, 01.11-21..-022.00-000

Exhibit "A"

PROPERTY ADDRESS: 229 21ST AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-21..-020.00-000, 01.11-21..-021.00-000, 01.1

Seized and taken into execution to be sold as the property of SHANNON R. BOOKER in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

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:
MANLEY DEAS KOCHALSKI LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania