

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-32

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.

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE CITY OF ALTOONA, BLAIR COUNTY, PA TO WIT:

BEGINNING AT A POINT ON THE SOUTHEASTERN SIDE OF WALTON AVENUE BETWEEN HAGERTY STREET AND EAST STREET; AT A POINT DISTANT 278.19 FEET EAST FROM EAST STREET; THENCE IN A SOUTHEASTERLY DIRECTION 120 FEET TO GRANT ALLEY; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHWEST SIDE OF GRANT ALLEY 50 FEET TO A POINT; THENCE IN A NORTHWESTERN DIRECTION ALONG THE EASTERN PROPERTY LINE OF LOT NO. 1, 120 FEET TO A POINT ON THE SOUTHEASTERN SIDE OF WALTON AVENUE; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHEAST SIDE OF WALTON AVENUE 50 FEET TO A POINT, THE PLACE OF BEGINNING, BEING LOT NO. 1 AND THE EASTERN PORTION OF LOT NO. 2 IN BLOCK 36 IN THE PLAN OF BALTZELLS EAST END EXTENSION OF THE CITY OF ALTOONA AS RECORDED IN DEED BOOK VOLUME 84 AT PAGE 292

THIS BEING THE SAME PROPERTY CONVEYED TO CHESTER L. CALDERWOOD AND VIRGINIA A. CALDERWOOD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, DATED 03/21/2006 AND RECORDED ON 03/22/2006 IN INSTRUMENT NO. 200605232, IN THE BLAIR COUNTY RECORDERS OFFICE.

Parcel ID #: 01.10-09.134.00-000

BEING KNOWN AS: 423 East Walton Avenue, Altoona, Pennsylvania 16602.

Title to said premises is vested in Virginia A. Calderwood by deed from dated May 29, 2018 and recorded June 7, 2018 in Instrument Number 201809260.

PROPERTY ADDRESS: 423 EAST WALTON AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-09.134.00-000

Seized and taken into execution to be sold as the property of VIRGINIA A CALDERWOOD in suit of THE HUNTINGTON NATIONAL BANK.

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:  
MCCABE, WEISBERG & CONWAY, LLC

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania