

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2005

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 one-half lot of ground situate in the City of Altoona, (formerly in the borough of Juniata), County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING on the Southeast side of Seventh Avenue one hundred (100) feet Northeast of Sixth Street (formerly known as John Street); thence Northeast along line of Seventh Avenue twenty-five (25) feet to a point; thence at right angles to Seventh Avenue one hundred twenty (120) feet to an alley; thence Southwest along said alley twenty-five (25) feet to Lot No. 15 in block "I"; thence in a Northwesterly direction one hundred twenty (120) feet to Seventh Avenue, the place of beginning. Being the Southwest one-half of Lot No. 14 in Block "I" in the Kipple Extension to Bellview.

The improvements thereon being known as 608 North 7th Avenue, Altoona, Pennsylvania - 16601.

Parcel ID #: 01.13-30.003.00-00

BEING KNOWN AS: 608 North 7th Avenue, Altoona, Pennsylvania 16601.

Being the same lot of ground described in a deed dated 06-15-1995 by and between JOHN E. KOEHLE, JR AND PATRICIA A. KOEHLE, HUSBAND AND WIFE and recorded 06-16-1995 among the Land records of BLAIR County, PA in Book 1258, page 836

The said John E. Koehle, Jr. died on August 24, 2013 thereby vesting title in her surviving spouse Patricia A. Koehle by operation of law.

PROPERTY ADDRESS: 608 N. 7TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-30.003.00-00

Seized and taken into execution to be sold as the property of PATRICIA KOEHLE in suit of BANK OF AMERICA, 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:
MCCABE WEISBERG & CONWAY
PHILADELPHIA, PA 215-790-1010

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania