SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2023-GN-3039

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:

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.

PURPART NO. 1

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, more particularly described as follows:

FRONTING 26 feet on the Southeast side of Crawford Avenue, between 15th and 16th Streets and extending back therefrom of equal width, in length or depth a distance of 120 feet to an alley; being the Eastern portion of the Lot No. 14 in Block "A" in Plan of Lots of George A. Kleslus, bearing dated the 2' day of November, 1918, which is recorded in Plot Book 3, page 199.

PARCEL #01.04-08..-047.00-000

PURPART NO. 2

ALL THAT CERTAIN vacant lot or piece of ground, lying and being situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting 25 feet on the South side of Crawford Avenue, between 15th and 16th Streets in said city and running back at equal width 120 feet to an alley, more particularly described as follows:

BEGINNING at a point 76 feet from the Southwest corner of Crawford Avenue and 15th Street, according to lot line; thence in a Westerly direction 25 feet along Crawford Avenue; thence along land now or late of Boyd E. Coltabaugh, in a Southerly direction 120 feet to an alley; thence along said alley in an Easterly direction 25 feet to a point; thence in a Northerly direction along other and now or late of Joseph L. Conrad et ux, 120 feet to Crawford Avenue, the place of BEGINNING.

PARCEL #01.04-08..-048.00-000

BEING THE SAME PREMISES which Allan Conrad, as Executor of the Estate of J. Leo Conrad a/k/a Joseph L. Conrad a/k/a Leo J. Conrad, by Deed dated September 17, 2003 and recorded September 18, 2003 in the Office of the Recorder of Deeds in and for Blair County in Deed Book Volume 1814, Page 69, granted and conveyed unto Jennifer N. Brandt.

BEING KNOWN AS: 1505 Crawford Avenue, Altoona, PA 16602

PROPERTY ADDRESS: 1505 CRAWFORD AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: #01.04-08..-047.00-000 & #01.04-08..-048.00-000

Seized and taken into execution to be sold as the property of JENNIFER N BRANDT in suit of CITIZENS BANK, 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: LAW OFFICE OF GREGORY JAVARDIAN, LLC