

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1682

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, JULY 09, 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 piece or parcel of ground, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northwestern property line of Twenty-Second Avenue, which point is fifty-five (55) feet Southwest of the Intersection of the northwestern property line of Twenty-second Avenue, and the southwestern property line of Thirteenth Street; thence southwest along the northwestern property line of Twenty-second Avenue, thirty (30) feet to a point; thence at right angles in a northwesterly direction, a distance of one hundred and twenty (120) feet to an alley; thence at right angles, along the southeast property line of Twenty-second Alley, in a northeasterly direction a distance of thirty (30) feet to a point; which point is fifty-five (55) feet from the southwestern property line of Thirteenth Street; thence at right angles, a distance of one hundred and twenty (120) feet to a point and place of beginning.

BEING twenty (20) feet of the northeast half and ten (10) feet of the western portion of Lot No. 2 Block "PP", plan of Fairview, Addition to Altoona City, laid out for McCartney Heirs. Having thereon erected a two story frame dwelling and known and numbered according to the plan of numbering houses in the City of Altoona.

The improvements thereon being known as 1304 22nd Avenue, Altoona, Pennsylvania - 16601.

Parcel ID: 01.03-04..-080.00-000

Property Address: 1304 22nd Avenue, Altoona, PA 16601

Title vested in Lawrence E. Young and Shirley M. Young, his wife by deed from Lawrence E. Young and Shirley M. Yingling, now known as Shirley M. Young, his wife dated February 1, 1990 and recorded on February 6, 1990 with the Blair County Recorder of Deeds as Book 1179, Page 310.

PROPERTY ADDRESS: 1304 22nd Avenue, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-04..-080.00-000

Seized and taken into execution to be sold as the property of ESTATE OF SHIRLEY M. YOUNG, DECEASED, KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF SHIRLEY M. YOUNG, DECEASED, NANCY E. YINGLING in suit of MCLP ASSET COMPANY, INC.

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:
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania