

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-3155

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.

ALL that certain lot or piece of ground lying, being, and situate in the City of Altoona (formerly Borough of Juniata), County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southeastern side of Eleventh Avenue between Second Street and Broadway, said point being seventy-five (75) feet Southwest from the southwesterly line of Second Street; thence southwestwardly along the southeastern side of Eleventh Avenue, thirty-five (35) feet to an alley; thence southeastwardly along line of said alley, fifty-eight and six-tenths (58.6) feet to a point; thence northeastwardly through Lot No. 14, thirty-five (35) feet to a point in said Lot No. 14 in Block 16; thence northwestwardly through Lot Nos. 14 and 13 in Block 16, fifty-eight and six-tenths (58.6) feet to Eleventh Avenue and the place of beginning.

BEING the rear or southwestern part of Lot Nos. 13 and 14 in Block 16 on Plan of Juniata Park as recorded in records of Blair County.

BEING known and numbered according to the numbering as laid out by the City of Altoona as 116 N. 11th Avenue, Altoona, PA 16601 and Assessment No. 01.13-16.-044.00-000 (formerly known as 116 11th Avenue, Juniata, Altoona, PA).

SUBJECT to all exceptions, reservations and covenants, conditions, easements, rights of way, oil and gas leases, and coal and/or mining rights, set forth in any prior instruments of record or the recorded plan.

BEING the same premises which Timothy J. Gutshall, by Deed dated July 28, 2021, and recorded with the Recorder of Deeds Office of Blair County, Pennsylvania on July 29, 2021, at Instrument No. 202114282, granted and conveyed unto Jodi M. Peachey.

PROPERTY ADDRESS: 116 N. 11TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-16.-044.00-000

Seized and taken into execution to be sold as the property of JODI N. PEACHEY in suit of FIRST COMMONWEALTH 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:  
MCGRATH MCCALL PC  
PITTSBURGH, PA 412-281-4333

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania