

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2805

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, MAY 14, 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 LAND, SITUATE IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, FRONTING 40 FEET ON THE NORTHEAST SIDE OF 27TH STREET, BETWEEN MAPLE AND OAK AVENUES AND EXTENDING BACK 50 FEET, AND BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST SIDE OF 27TH STREET, SAID POINT BEING 40 FEET SOUTHEAST FROM THE SOUTHEAST SIDE OF OAK AVENUE; THENCE ALONG THE LINE OF 27TH STREET SOUTHEASTWARDLY 40 FEET TO A POINT; THENCE NORTHEASTWARDLY 50 FEET TO A POINT; THENCE ALONG LAND NOW OR LATE OF F. M. OSTER, NORTHWESTWARDLY 40 FEET TO A POINT; THENCE SOUTH WESTWARDLY 50 FEET TO 27TH STREET AND PLACE OF BEGINNING.

BEING PART OF LOT 16 BLOCK 23, SECTION "A" IN PLAN OF ALLEGHENY AND ALSO PART OF LOTS NO. 18 AND 18 1/2 IN THE REVISED PLAN OF MILLVILLE.

KNOWN AS: 912 27th Street, Altoona, PA 16601

Map No.: 01.09-02...-043.00-000

BEING the same premises by deed from Vincent P. Solimando and Melinda N. Solimando, husband and wife, dated February 22, 2019 and recorded February 25, 2019 in the Blair County Recorder of Deeds at Instrument No. 201902524, granted and conveyed unto Duane E. Kuny, Jr.

PROPERTY ADDRESS: 912 27TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-02...-043.00-000

Seized and taken into execution to be sold as the property of DUANE E. KUNY, JR in suit of NATIONSTAR MORTGAGE LLC.

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:
ALBERTELLI LAW
TAMPA, FL 856-724-1888

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania