

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3287

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 lot or piece of ground situate and being in the City of Altoona, (formerly of Borough of Juniata), County of Blair and State of Pennsylvania, the said lot or piece of ground being the eastern one-half of Lot No. 5 in Block K, the Kipple Extension to Juniata, now the Thirteenth Ward of the City of Altoona, Pennsylvania.

FRONTING twenty-five (25) feet on the North side of Seventh Avenue, Juniata, Altoona, and extending at even width to a depth of one hundred twenty (120) feet to an alley.

ON the Southeast by Seventh Avenue; and on the South west by remaining half of Lot No. 5 in Block K; on the Northwest by said Alley; and Northeast by Lot No. 4 in Block K.

ALSO, ALL THAT CERTAIN lot or piece of land situate in Juniata, now the City of Altoona, County of Blair, and State of Pennsylvania.

FRONTING forty (40) feet on the Northwest side of Seventh Avenue and extending back in length or depth of like width one hundred twenty (120) feet to an alley and being the southwestern half of Lot 4, Block K in the Plan of Kipple's Extension to Bellview.

MAP NO. 1.13-19-115

BEING KNOWN AS: 615 N 7th Avenue, Altoona, Pennsylvania 16601.

Title to said premises is vested in Joel K. Kyle, Sr. by deed from Joel K. Kyle, Sr and Susan M. Frye dated August 15, 2012 and recorded August 17, 2012 in Instrument Number 201214979. The said Joel K. Kyle, Sr. died on February 9, 2023. Letters of Administration were granted to Joel K. Kyle, Jr., nominating and appointing him as the Administrator of the Estate of Joel K. Kyle, Sr.

PROPERTY ADDRESS: 615 N 7TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.13-19-115

Seized and taken into execution to be sold as the property of JOEL K. KYLE, ADMINISTRATOR OF THE ESTATE OF JOEL K. KYLE SR., JR in suit of CITIZENS BANK, N.A. F/K/A/ RBS CITIZENS, 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