

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1608

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 real property situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at the point of intersection of the Southwesterly right of way line of 18th Street (50.0 feet wide) and the Southeasterly right of way line of 14th Avenue (50.0 feet wide), the True Point of Beginning being along the aforesaid right of way line of 14th Avenue, South sixty one (61) degrees thirty (30) minutes West a distance of one hundred (100.0) feet to a point and division line of lands now or formerly of Martin and Regine Weinstein, said point being the True Point of Beginning: thence leaving said point and along the aforesaid division line, South twenty eight (28) degrees thirty (30) minutes East a distance of one hundred twenty (120.0) feet to a point and intersection of the Northwesterly right of way line of 13th Avenue Alley (15.0) feet wide); thence leaving said point and along the aforesaid right of way line, South sixty one (61) degrees thirty (30) minutes West a distance of fifty (50.0) feet to a point and division line of lands now or formerly of Jerrone and Denise Barnes; thence leaving said point and along the aforesaid division line, North twenty eight (28) degrees thirty (30) minutes West a distance of one hundred twenty (120.0) feet to a point and intersection of the Southeasterly right of way line of 14th Avenue; thence leaving said point and along the foresaid right of way line, North sixty one (61) degrees thirty (30) minutes East a distance of fifty (50.0) feet to the True Place of Beginning.

CONTAINING six thousand (6,000.0) square feet in area as per Plan No. 10604, attached to Deed recorded in Blair County Deed Book Volume 1294, Page 167.

EXCEPTING and reserving an easement for the 4th District Outfall Sewer on premises known as 1809-11 14th Avenue.

BEING the same premises granted and conveyed unto Gerald L. Price and Cathy J. Price, husband and wife, by Deed of Cheryl J. Figaro, widow, dated April 4, 2003 and recorded April 4, 2003 in Blair County Record Book 1741, Page 273.

AND the said Cathy J. Price, has departed this life on or about 10/31/2023, thereby vesting title of the mortgaged premises unto Gerald L. Price.

Tax Parcel: 01.05-16..-006.00-000

Premises Being: 1811 14th Ave, Altoona, PA 16601

PROPERTY ADDRESS: 1811 14TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.05-16..-006.00-000

Seized and taken into execution to be sold as the property of GERALD L. PRICE A/K/A GERALD PRICE A/K/A GERALD PRICE, JR., ET AL, OCCUPANTS, THE UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE C/O THE UNITED STATES ATTORNEY OF THE WESTERN DISTRICT OF PA, GERALD L. PRICE A/K/A GERALD PRICE A/K/A GERALD PRICE, JR., ET AL in suit of U.S. BANK NATIONAL ASSOCIATION , AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST FOR STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-4.

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:
BROCK & SCOTT PLLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania