

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2568

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.

PARCEL NO. 1:

ALL THAT CERTAIN lot or piece of land, situate, lying and being on the Northwest corner of Sixteenth Avenue and Fourteenth Street, in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows: FRONTING in width and breadth on said Sixteenth Avenue 58 feet, more or less, and extending back of equal width, along said Fourteenth Street 61.7 feet. Being known and numbered as Premises 1400-02 16th Avenue, Altoona, Pennsylvania.

Being Blair County Tax Parcel 01.03-07..-049.00-000.

PARCEL NO. 2:

ALL THAT CERTAIN piece or parcel of land together with the buildings and improvements thereon erected, situate, 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 Southwestern side of Fourteenth Street, said point being a distance of 61 feet, 8 inches Northwest of the intersection of the Northwestern line of Sixteenth Avenue with the Southwestern line of Fourteenth Street; thence in a Northwesterly direction, along the line of said Fourteenth Street, a distance of 29 feet, 10 inches to a point on other land now or formerly of Annie C. Wolf; thence at right angles and in a Southwesterly direction a distance of 58 feet, more or less, to a point; thence at right angles and in a Southeasterly direction, a distance of 29 feet, 10 inches to a point on line of other lands now or formerly of Annie C. Wolf; thence in a Northeasterly direction, along other lands now or formerly of Annie C. Wolf, a distance of 58 feet, more or less, to the place of beginning. Being known and designated according to the present plan of numbering in and for the City of Altoona, as 1607 Fourteenth Street.

Being Blair County Tax Parcel 01.03-07,048.00-000

PROPERTY ADDRESS: 1607 14TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-07..-049.00-000 & 01.03-07,048.00-000

Seized and taken into execution to be sold as the property of DANNY TALLIE, SR. in suit of CHRISTOPHER AND NICOLE GARHART.

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:
GOLDSTEIN HESLOP STEEL OSWALT CLAPPER & SMITH

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania