

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-466

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, SEPTEMBER 10, 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.

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE COUNTY OF BLAIR, STATE OF PENNSYLVANIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN HALF LOT OR PIECE OF GROUND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING ON THE NORTHWESTERN SIDE OF THIRD AVENUE, BETWEEN FIFTEENTH AND SIXTEENTH STREETS, IN THE CITY OF ALTOONA, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA, FRONTING ON SAID THIRD AVENUE TWENTY-FIVE (25) FEET, AND EXTENDING IN LENGTH OR DEPTH, OF EQUAL WIDTH, ONE HUNDRED-TWENTY (120) FEET TO AN ALLEY. BEING THE NORTHEASTERN ONE-HALF OF LOT NUMBER THIRTEEN (13) IN BLOCK ELEVEN (11) IN JOHN A. WRIGHT'S PLAN OF THAT PART OF THE CITY OF ALTOONA. BOUNDED ON THE SOUTHEAST BY THIRD AVENUE; ON THE SOUTHWEST BY OTHER HALF OF LOT NO. 13 IN BLOCK 11; ON THE NORTHWEST BY AN ALLEY, AND ON THE NORTHEAST BY LOT NO. 12, BLOCK 11. HAVING THEREON ERECTED A 2 'A STORY FRAME DWELLING AND TWO CAR CONCRETE BLOCK GARAGE AND BEING PREMISES KNOWN AS 1516 THIRD AVENUE, ALTOONA, PENNSYLVANIA.

BEING KNOWN AS: 1516 3RD AVENUE AKA 1516 THIRD AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 01.04-06,092.00-000

BEING THE SAME PREMISES WHICH ERIC J. MICHAELS, JOINED BY MARY ANN MICHAELS, HIS WIFE BY DEED DATED 2/13/2019 AND RECORDED 2/19/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK AT PAGE INSTRUMENT #201902208, GRANTED AND CONVEYED UNTO SHONDA Y. BURGOS.

PROPERTY ADDRESS: 1516 3RD AVE, AKA 1516 THIRD AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.04-06,092.00-000

Seized and taken into execution to be sold as the property of SHONDA BURGOS, AKA SHONDA Y. BURGOS in suit of FLAGSTAR MORTGAGE.

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:
KML LAW GROUP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania