

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3869

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.

ALL THOSE CERTAIN pieces or parts of lots of ground situate in the Borough of Juniata, City of Altoona, Blair County and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a corner of 13th Avenue and 2nd Street; thence Northwestward along the Eastern line of 2nd Street, 67.5 feet to Southeastern line of Lot No. 21 in Block "J" in the plot of Florentine; thence Northeastward along line of Lot No. 21 in said Block "J" of said plot 110 feet to an alley; thence Southeast along said alley 22 feet, more or less, to line of West Juniata Realty Company; thence Southward along line of land of West Juniata Realty Company to point on 13th Avenue; thence Southwest along the Northwest line of 13th Avenue, 30 feet, more or less, to 2nd Street and the place of BEGINNING.

BEING Lots Nos. 19 and 20 in Block "J" in said plan of Florentine.

PARCEL #01.13-10..-071.00-000

ALSO, ALL THAT CERTAIN piece or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being 30 feet by 115 feet in size.

BEING Lot No. 24 in Block 32 in the plan of lots of Juniata Park as recorded in Blair County Plot Book Volume 2, page 57.

PARCEL #01.13-10..-077.00-000

ALSO, ALL THAT CERTAIN piece or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting 30 feet on the Northwestern side of 13th Avenue, Juniata, and extending back at length or depth, at equal width, a distance of 115 feet to the Southeastern line of an alley 15 feet in width.

BEING Lot No. 25 in Block 32 of the plan of lots of Juniata Park, as recorded in Blair County Plot Book Volume 2, page 57.

PARCEL #01.13-10..-076.00-000

ALSO, ALL THAT CERTAIN piece or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting 30 feet on the Northwestern side of 13th Avenue and extending back at length or depth, at equal width, a distance of 115 feet to the Southeastern line of an alley 15 feet in width.

BEING Lot No. 26 in Block 32 of the plan of lots of Juniata Park as recorded in Blair County Plot Book Volume 2, page 57.

PARCEL #01.13-10..-075.00-000

ALSO, ALL THAT CERTAIN lot of land situate in Juniata, City of Altoona, County of Blair and Commonwealth of Pennsylvania, more fully described as follows:

FRONTING 30 feet on the Northeast side of 2nd Street, between 13th and 14th Avenues, and extending back, a distance of 110 feet to an alley.

BEING Lot Nos. 21 in Block "J" of the said plan of Florentine, as recorded in Plot Book No. 2, Page 105.

Having thereon erected a two and one-half story frame dwelling.

PARCEL #01.13-10..-070.00-000

ALSO, ALL THAT CERTAIN piece or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being all of Lot No. 22 in Block "J" in the plan or plot of Florentine as set forth in Blair County Plot Book Volume 2, Page 105.

Said lot fronting 30 feet on the Northeastern side of 2nd Street, and extending back, at equal width, a distance of 110 feet to an alley in the City of Altoona.

PARCEL #01.13-10..-069.00-000

BEING THE- SAME PREMISES which Jeffrey J. Scarangella, by Deed dated June 5, 1998 and recorded June 22, 1998 in the Office of the Recorder of Deeds in and for Blair County in Deed Book Volume 1332, Page 285, granted and conveyed unto John F. Boslet.

BEING KNOWN AS: 1304 North 2nd Street, Altoona, PA 16601

PROPERTY ADDRESS: 1304 N. 2ND STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-10..-071.00-000

Seized and taken into execution to be sold as the property of JOHN J. BOSLET in suit of CITIZENS BANK, 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:
LAW OFFICE OF GREGORY JAVARDIAN, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania