

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3016

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, JANUARY 14, 2026
AT 12:00 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.

Exhibit A

PURPART 1:

ALL THAT CERTAIN lot or piece of ground situated in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeastern line of pine Avenue between Twentieth and Twenty-second Streets which point is One hundred thirteen and fifty-seven one-hundredths (113.57) feet Northeast from the intersection of the Northeastern line of Twenty-second Street and Southeastern line of Pine Avenue; thence South forty-two (42) degrees no minutes East Ninety-two and thirty-eight one-hundredths (92.38) feet to a point; thence South forty-eight (48) degrees no minutes West Thirty-seven and five tenths (37.5) feet to a point; thence North forty-two (42) degrees no minutes West ninety-two and thirty-eight one-hundredths (92.38) feet to a point on the Southeast line of Pine Avenue; thence North forty-eight (48) degrees no minutes East Thirty-seven and five-tenths (37.5) feet at and upon Southeastern line of Pine Avenue to a point, the place of beginning. Being the Third Lot Northeast from Twenty-second Street in Plan of Maple Terrace in City of Altoona, having thereon erected a single brick dwelling house numbered 2021 Pine Avenue, Altoona, Pennsylvania.

PURPART 2:

ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, County of Blair and State of Pennsylvania, fronting thirty-seven and five tenths (37.5) feet on the Southeastern side of Pine Avenue between Twentieth andTwenty-second Streets, and extending back therefrom in a Southeasterly direction of equal width, a distance of Ninety-two and thirty-eight (92.38) one-hundredths feet to a point and being numbered 2019 Pine Avenue, Altoona, Pennsylvania.

BEING the same premises which Michael E. Dongell and Tammy S. Dongell, h/w, granted and conveyed unto Edward J. McCloskey and Linda L. Claar, Joint Tenants with right of survivorship, in Blair County Record Book 1284 and Page 255, Deed dated December 18th, 1996 and recorded December 18th, 1996. And the said Edward J. McCloskey departed this life on July 16, 2007, leaving title vested to Linda L. Claar. And the said Linda L. Claar departed this life on May 17, 2015, leaving title vested to Susan Ann Claar.

BEING KNOWN AS: 2021 PINE AVE ALTOONA, PA 16601

PROPERTY ID: 01.09-08..-033.00-000

TITLE TO SAID PREMISES IS VESTED IN AMBER L. MCCAULLEY AND BRAD M. JOHNSTON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED FROM SUSAN ANN CLaar, ADMINISTRATRIX OF THE ESTATE OF LINDA L. CLaar, DATED SEPTEMBER 15, 2015 RECORDED SEPTEMBER 22, 2015 INSTRUMENT NO. 201515388

PROPERTY ADDRESS: 2021 PINE AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-08..-033.00-000

Seized and taken into execution to be sold as the property of AMBER L. JOHNSTON A/K/A AMBER L. MCCAULLEY, BRAD M. JOHNSTON in suit of WELLS FARGO BANK NA.

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:
RAS LAW OFFICES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania