SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-1763

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 13, 2027
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 half lot or piece of ground, with the buildings and improvements erected thereon, in the City of Altoona, County of Blair, Commonwealth of Pennsylvania, fronting twenty-five (25) feet on the northwest side of 21st Avenue, between 11th and 12th Streets, and extending back in even width one hundred twenty (120) feet to an alley and being more fully described as follows:

BEGINNING at a point on the northwest side of 21st Avenue, said point being 225 feet southwest of 11th Street; thence Southwestwardly along the northwest side of 21st Avenue, 25 feet to line of lot #6; thence at right angles to 21st Avenue along line of Lot #6, 120 feet to an alley; thence, Northeastwardly along said alley, 25 feet to a point on line of land now or formerly of George Nickel; thence Southeastwardly along land now or formerly of George Nickel, 120 feet to 21st Avenue and the PLACE OF BEGINNING.

BEING known as the southwestern one-half of Lot #5 in Block #1 on Plot or Plan of Lots laid out for Sarah J. Calvert by M.S. Gwin.

HAVING thereon erected a two-story frame dwelling house, known as premises #1118 21st Avenue.

Blair County Tax Parcel No. 01.11-12..-142.00-000

BEING the same premises which by Deed dated November 27, 2020 and recorded in the Office of the Recorder of Deeds of Blair County on December 1, 2020 in Deed Instrument Number 202018437, granted and conveyed unto Crystal Burley.

PROPERTY ADDRESS: 1118 21ST AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-12..-142.00-000

Seized and taken into execution to be sold as the property of CRYSTAL BURLEY in suit of ALTOONA AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.