

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2338

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 08, 2026
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 TWO (2) CERTAIN tracts of real estate, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

TRACT NO. 1:

BEGINNING at a point on the West side of Beale Avenue 225 feet Southward from the Southwest corner of Beale Avenue and 27th Street; thence at right angles Westward 120 feet to an alley; thence by the same Southward 25 feet to a point; thence at right angles Eastward 120 feet to Beale Avenue; thence by same Northward 25 feet to a point the place of BEGINNING.

CONTAINING 3,000 square feet.

TRACT NO. 2:

BEGINNING at a point on the Northerly side of Beale Avenue 94.27 feet from the intersection of the Northerly side of Beale Avenue with the Easterly side of 28th Street; thence along said Beale Avenue in a Northeasterly direction, a distance of 5 feet to a point; thence at right angles to said Beale Avenue along line of other land now or formerly of Anna E. Laughlin, a distance of 120 feet to an alley; thence in a Westerly direction along said alley, a distance of 5 feet to a point; thence at right angles to said alley in a Southerly direction, a distance of 120 feet to a point on the Northerly side of Beale Avenue, the place of BEGINNING.

HAVING thereon erected 21/2 story brick dwelling with 1-car frame garage.

BEING THE SAME PREMISES which Randy A. McCulloch and Sherry R. McCulloch, by Deed dated December 3, 2021 and recorded December 20, 2021 in the Office of the Recorder of Deeds in and for Blair County in Instrument No. 202124626, granted and conveyed unto David A. Minnoia.

BEING KNOWN AS: 2716 Beale Avenue, Altoona, PA 16601

PARCEL #01.12-38..-032.00-000

PROPERTY ADDRESS: 2716 BEALE AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.12-38..-032.00-000

Seized and taken into execution to be sold as the property of DAVID A. MINNOIA 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