SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-0372

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 two story frame dwelling house No. 908 23rd Avenue and lot of ground situate on the Western side of 23rd Avenue in the City of Altoona, County of Blair and State of Pennsylvania bounded and described as follows, to wit: BEGINNING at a point on the western side of Twenty-third Avenue at corner of property now or formerly owned by Mrs. Grace Rhodes; thence Westwardly along the line now or formerly of said Mrs. Grace Rhodes' property one hundred twenty (120) feet to an alley; thence northeastwardly along the line of said alley twenty-three (23) feet to the line of other property of the grantor herein; thence southeastwardly along the line of said other property of the grantor herein one hundred twenty (120) feet to the western side of Twenty-third Avenue; thence southwestwardly along the western side of said Avenue twenty-three (23) feet to a point; the place of BEGINNING.

Blair County Tax Parcel No. 01.11-13..-075.00-000

BEING the same premises which by Deed dated October 19, 2010 and recorded in the Office of the Recorder of Deeds of Blair County on May 23, 2011 in Deed Instrument #201108416, granted and conveyed unto John D. Cox.

PROPERTY ADDRESS: 908 23RD AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-13..-075.00-000

Seized and taken into execution to be sold as the property of JOHN D. COX 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 ASSOCIATES, LTD

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.