

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3955

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:

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 part of a lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in Greenwood, in the Township of Logan, County of Blair and State of Pennsylvania, bounded and described as follows:

Beginning at a stake, which is distant Two Hundred Eight and seventy-two hundredths (208.72) feet Northwest from the property line of Pottsgrove Avenue, now known as Princeton Road, and at line of Lot No. Two (2) of the Robert Ferguson plot; thence North 66° 30' West, a distance of One Hundred (100) feet to a stake at line of Lot No. Four (4) of the plot aforesaid; thence along and upon the line of Lot No. Four (4) North 29° East, a distance of Seventy and four hundred twenty-five thousandths (74.425) feet to a stake in Ferguson Drive, now known as Drexel Lane; thence along and upon the property line of Ferguson Drive, now Drexel Lane, South 66° 30' East, a distance of Thirty-three and eight hundredths (33.08) feet to a point; thence, continuing along Ferguson Drive, now Drexel Lane, South 53° 18' 19" East a distance of Sixty-seven and twenty-two hundredths (67.22) feet to a stake on line of other property now or formerly of Robert Ferguson and Clara L. Ferguson, his wife; thence along and upon said last mentioned line South 29° West, a distance of Fifty-five and one hundredth (55.01) feet to a stake, the place of beginning, being Lot No. Two (2) according to a survey of said premises made by James Lee Soyster, Registered Professional Engineer, dated January 19, 1960, a copy of said survey being attached to prior deeds.

Blair County Tax Parcel No. 14.00-22B1-033.00-000

BEING the same premises which by Deed dated April 8, 2010 and recorded in the Office of the Recorder of Deeds of Blair County on April 9, 2010 in Deed Instrument #201004983, granted and conveyed unto Scott M. Showalter.

PROPERTY ADDRESS: 637 DREXEL LANE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-22B1-033.00-000

Seized and taken into execution to be sold as the property of SCOTT M. SHOWALTER in suit of LOGAN TOWNSHIP.

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