

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3902

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 PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF LOGAN, COUNTY OF BLAIR AND STATE OF PENNSYLVANIA ON THE NORTHWEST SIDE OF AVALON ROAD AND MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF THE AVALON ROAD AT LINE OF OTHER LAND NOW OR FORMERLY OF SHELDON E. AND CLEO J. PETERMAN; THENCE ALONG SAID SIDE LINE OF LAND OF PETERMAN NORTH 30 DEGREES 30 MINUTES WEST A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH 64 DEGREES 30 MINUTES WEST A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH 30 DEGREES 30 MINUTES EAST A DISTANCE OF 150 FEET TO A POINT ON THE NORTHWEST SIDE OF THE AVALON ROAD; THENCE ALONG THE NORTHWEST SIDE OF SAID AVALON ROAD NORTH 64 DEGREES 30 MINUTES EAST A DISTANCE OF 100 FEET TO A POINT AND PLACE OF BEGINNING. BEING TAX CODE PARCEL NO. 14-13-57.

TOGETHER WITH AND UNDER AND SUBJECT TO, THE JOINT USAGE, IN COMMON WITH THE OWNERS OF THE ADJACENT PARCEL KNOWN AS TAX CODE PARCEL NO. 14-13-58 OF THE COMMON DRIVEWAY ARE LOCATED ON BOTH TAX CODE PARCELS NOS. 14-13-57 AND 14-13-58; WITH MAINTENANCE OF SAID COMMON DRIVEWAY TO BE SHARED EQUALLY BY THE OWNERS OF SAID PARCELS. COMMONLY KNOWN AS: RR 6 BOX 26, ALTOONA, PA 16601.

Blair County Tax Parcel No. 14.00-13..-057.00-000

BEING the same premises which by Deed dated April 12, 2005 and recorded in the Office of the Recorder of Deeds of Blair County on June 14, 2005 in Deed Instrument #200510467, granted and conveyed unto James D. Bryan.

PROPERTY ADDRESS: 689 AVALON ROAD, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-13..-057.00-000

Seized and taken into execution to be sold as the property of JAMES D. BRYAN 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