

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2736

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 City of Altoona, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southerly line of Campbell Avenue, which said point is distant North 71 degrees 59 minutes East, 100 feet from the intersection of the southerly line of Campbell Avenue with the easterly line of Aberdeen Street; thence along the southerly line of Campbell Avenue, North 71 degrees 59 minutes East, a distance of 100 feet to the line of Lot No. 2, Block "B" in the plan of Argyll; thence along the division line between Lot Nos. 2 and 3 in Block "B" in said plan, South 18 degrees 01 minute East, a distance of 120 feet to the point on the northern line of an alley; thence along the northern line of said alley, South 71 degrees 59 minutes West, 100 feet to the point on line of Lot No. 5, Block "B" in said plan; thence along the division line between Lot Nos. 4 and 5 in Block "B" of said plan, North 18 degrees 01 minute West, a distance of 120 feet to the PLACE OF BEGINNING.

Blair County Tax Parcel No. 01.14-43..-026.00-000

BEING the same premises which by Deed dated August 23, 2022 and recorded in the Office of the Recorder of Deeds of Blair County on August 24, 2022 in Deed Instrument #202215280, granted and conveyed unto Kim Do.

PROPERTY ADDRESS: 205 CAMPBELL AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-43..-026.00-000

Seized and taken into execution to be sold as the property of KIM DO 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