

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3251

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 lot or piece of ground, situate in the City of Altoona (formerly Township of Logan), County of Blair, Commonwealth of Pennsylvania, more fully described as follows: BEGINNING at a point on the southern side of Orchard Avenue, 50 feet from the Southwest corner of Orchard Avenue and Aberdeen Street; thence South 26 degrees 27 minutes East, 120 feet to a point on a 15-foot alley; thence along the northern line of said Alley, South 63 degrees 33 minutes West, 100 feet to a point on line of Lot No. 4; thence along line of Lot No. 4, North 26 degrees 27 minutes West, 120 feet to a point on Orchard Avenue; thence along the southern line of Orchard Avenue, North 63 degrees 33 minutes East, 100 feet to a point, the PLACE OF BEGINNING.

CONTAINING 12,000.00 square feet of land.
BEING known as Lot Numbers 2 and 3, Block "D" in Plan of Argyll as recorded in Blair County, Pennsylvania.
BEING known as 305 Orchard Avenue, Altoona, PA 16602
BEING the same premises which became vested in Anh Quoc Nguyen, Grantor herein, by deed of Khanh N. Do and Kim Do, a married couple, dated October 13, 2020 and recorded on October 15, 2020 in the Office of the Blair County Recorder of Deeds at Instrument Number 202015137.

Blair County Tax Parcel No. 01.14-43..-052.00-000

BEING the same premises which by Deed dated March 3, 2023 and recorded in the Office of the Recorder of Deeds of Blair County on March 10, 2023 in Deed Book Instrument #202303434 , granted and conveyed unto Khanh Nhu Do.

PROPERTY ADDRESS: 305 ORCHARD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-43..-052.00-000

Seized and taken into execution to be sold as the property of KHANH NHU 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