SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2795

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 lot or piece of land, with the buildings and improvements thereon erected, situate, lying and being in the borough of Juniata, now part of the City of Altoona, County of Blair and Commonwealth of Pennsylvania, fronting thirty (30) feet on the Northwestern side of Eighth Avenue between Second and Third Streets, and extending back one hundred fifteen (115) feet to an alley, and being Lot Number 18 in Block 7, in the plan of lots of Juniata Park, surveyed and plotted by C. M. Dechant, C.E., bounded on the Northwest by an alley; Northeast by an alley; Southeast by Eighth Avenue, and on the Southwest by Lot No. 19, in Block 7, in the plan of lots of Juniata Park.
Having thereon erected a two-story brick-cased dwelling house No. 217 Eighth Avenue, according to present plan of numbering land and houses in said borough of Juniata, now part of Altoona City.
Said premises also being described in accordance with a certain plan of survey made by Gabriel L. Pellegrini, registered surveyor, on April 12, 1994 and recorded in Blair County Deed Book Volume 1285, at Page 943, in manner as follows:

All that certain tract or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being bounded and described as follows:

Beginning at an iron pin set in the Westerly right-of-way line of Eighth Avenue, a variable width public right-of-way; said pin being at the Southeasterly corner of the lands now or formerly of Timothy W. and Brenda J. Plummer, as recorded in Deed Book 999, at Page 378; thence, departing said right-of-way line and running along and with the Northerly line of Plummer, North 47 degrees 05 minutes 23 seconds West, a distance of 115.00 feet to an iron pin set in the Easterly line of a fifteen foot (15') wide alley; thence, departing the lands of Plummer and running along and with said alley, the following two courses: North 42 degrees 54 minutes 37 seconds East, a distance of 20.00 feet to an iron pin set; thence, North 87 degrees 54 minutes 37 seconds East, a distance of 14.14 feet to a point in the Southerly line of a ten foot (10') wide alley; thence departing said fifteen foot (15') wide alley and running along and with said ten foot (10') wide alley, South 47 degrees 05 minutes 23 seconds East, a distance of 105.00 feet to an iron pin set in the aforementioned Eighth Avenue right-of-way line; thence, departing said alley and running along and with said right-of-way line, South 42 degrees 54 minutes 37 seconds West, a distance of 30.00 feet to the point of beginning.
Containing 3,400 square feet or 0.078 acre, more or less as shown in more particular detail on a plat prepared by Pellegrini Engineers, entitled, "mortgage location survey for Altoona Housing Authority", dated April 12, 1994.

Blair County Tax Parcel No. 01.13-17..-118.00-000

BEING the same premises which by Deed dated August 19, 2020 and recorded in the Office of the Recorder of Deeds of Blair County on September 10, 2020 in Deed Instrument #202012812, granted and conveyed unto Timothy A. Bittner and Tanika R. Bittner.

PROPERTY ADDRESS: 217 N 8TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-17..-118.00-000

Seized and taken into execution to be sold as the property of TIMOTHY BITTNER, TANIKA BITTNER 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.