

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3246

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 with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at appoint on the intersection of the Northwestern line of Twelfth Avenue and the Southwestern line of Sixteenth Street; thence Northwest, along the Southwestern line of Sixteenth Street, a distance of 54.82 feet to the land now or late of the Estate of William Shomberg, thence South, along the land now or late of the Estate of William Shomberg, a distance of 136.95 feet to the Northwestern line of Twelfth Avenue; thence Northeast, along and upon the Northwestern line of Twelfth Avenue, a distance of 134.53 feet to the Southwestern line of Sixteenth Street, the place of beginning. Containing 3640.38 square feet.

HAVING thereon erected a three-story brick and concrete apartment building, and being known as Premises No. 1600-1606 Twelfth Avenue and 1201-1203 Sixteenth Street, Altoona, Pennsylvania.

Blair County Tax Parcel No. 01.05-17...-066.00-000

BEING the same premises which by Deed dated January 15, 2020 and recorded in the Office of the Recorder of Deeds of Blair County on February 6, 2020 in Deed Instrument #202001849, granted and conveyed unto C & J Rental Management, L.L.C..

PROPERTY ADDRESS: 1201 16TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.05-17...-066.00-000

Seized and taken into execution to be sold as the property of C&J RENTAL MANAGEMENT, L.L.C in suit of ALTOONA WATER AUTHORITY.

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