SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3109

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 piece or parcel of land, Situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

Beginning at a set iron pin North 34 degrees 23 minutes 20 seconds East a distance of 9 feet from the division line of Lots Nos. 18 and 19, Block "C", in the Plot of Anderson and Patterson recorded in Blair County Plot Book Volume 1 Page 61; thence North 34 degrees 23 minutes 20 seconds East a distance of 91 feet to a set iron pin at the line of lands now or formerly of Florence J. Filer; thence North 48 degrees 55 minutes 00 seconds West a distance of 120 feet to a set iron pin on the Easterly side of an unopened 15-foot alley; thence South 34 degrees 23 minutes 20 seconds West a distance of 100 feet to a set iron pin at the line of lands now or formerly of Carl G. Ehgartner, et. ux; thence through lands that this was formerly a part of, South 53 degrees 12 minutes 52 seconds West a distance of 119.29 feet to the point and place of beginning.

According to RePlot Survey showing properties 1920 through 1934 Grant Avenue last revised October 04, 2001 and recorded November 13, 2001 in Blair County Plot Book Volume 23, Page 78.

BEING known and numbered as 1924 Grant Avenue, Altoona, PA 16602»

Being the same property conveyed to Jeremiah F. Witherspoon, Jr., married who acquired title by virtue of a deed from Matthew P. Finldestine and Jaime L. Finklestine, husband and wife, dated November 25, 2015, recorded December 14, 2015, at Instrument Number 201520238, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.06-37..-016.00-000

PROPERTY ADDRESS: 1924 GRANT AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-37..-016.00-000

Seized and taken into execution to be sold as the property of JEREMIAH F. WITHERSPOON, JR. in suit of WELLS FARGO BANK, N.A..

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:
MANLEY DEAS KOCHALSKI LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.