

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-3192

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 Logan Township, Blair County, Pennsylvania, known as Lot 47, Beverly Hills, Phase III, Section B, more fully bounded and described as follows:

BEGINNING at a point on the common property corner of Lot 46, said point also being on the westerly most legal right-of-way line of Granada Way; thence from said point of beginning and along the right-of-way line of Granada Way along a curve to the left having a radius of 350.00 feet, a chord bearing of South 30 degrees 33 minutes 01 second East, a chord distance of 124.34 feet, along said curve a distance of 125.00 feet to a point; thence along Lot 48 South 49 degrees 13 minutes 06 seconds West a distance of 150.00 feet to a point; thence along lands now or formerly of Beverly Hills Associates North 30 degrees 33 minutes 01 second West a distance of 177.62 feet to a point; thence along Lot 46 North 69 degrees 40 minutes 52 seconds East a distance of 150.00 feet to the point and place of beginning.
CONTAINING 21,824.85 square feet or 0.501 acre.

BLAIR COUNTY TAX MAP NO: 14.00-12B.-112.00-000

BEING the same premises title to which became vested in John Todd Mueller by deed of Beverly Hills Associates, a Pennsylvania Partnership, dated June 9, 1998 and recorded September 14, 1998 in Blair County Deed Book Volume 1351 Page 590.

PROPERTY ADDRESS: 3315 GRANADA WAY, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-12B.-112.00-000

Seized and taken into execution to be sold as the property of JOHN TODD MUELLER in suit of ALTOONA FIRST SAVINGS BANK.

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:
REA, REA, LASHINSKY, ATTORNEYS AT LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania