SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3059

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.

PARCEL 1:

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE CITY OF ALTOONA, (FORMERLY TOWNSHIP OF LOGAN), COUNTY OF BLAIR, STATE OF PENNSYLVANIA, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN SIDE OF ORCHARD AVENUE, 250 FEET FROM THE SOUTHWEST CORNER OF ORCHARD AVENUE AND ABERDEEN STREET; THENCE SOUTH 60 DEGREES 27 MINUTES EAST ALONG LINE OF LOT NO. 5, 120 FEET TO A 15 FOOT ALLEY; THENCE ALONG THE NORTHERN SIDE OF SAID ALLEY SOUTH 63 DEGREES 33 MINUTES WEST 50 FEET TO A POINT; THENCE NORTH 26 DEGREES 27 MINUTES WEST, 120 FEET TO A POINT ON ORCHARD AVENUE; THENCE ALONG THE SOUTHERN SIDE OF ORCHARD AVENUE, NORTH 63 DEGREES 33 MINUTES EAST, 50 FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 6000 SQUARE FEET OF GROUND, AND BEING KNOWN AS LOT NO. 6, BLOCK "D" IN PLAN OF "ARGYLL" AS RECORDED IN BLAIR COUNTY, PENNSYLVANIA. UNDER AND SUBJECT TO THE CONDITIONS, OBLIGATIONS AND COVENANTS HEREIN EXPRESSED AND IMPOSED ON THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, THAT IS TO SAY: THAT NO BUILDING OR BUILDINGS OTHER THAN A DWELLING HOUSE, PRIVATE GARAGE OR STABLE, SHALL BE ERECTED ON SAID LAND, AND THAT NOT MORE THAN ONE DWELLING HOUSE, PRIVATE GARAGE OR STABLE SHALL BE ERECTED ON EACH LOT OF LAND, AND THAT NO BUILDING ERECTED ON SAID DESCRIBED LAND SHALL BE USED OR OCCUPIED OTHER THAN AS A DWELLING HOUSE, PRIVATE
GARAGE OR STABLE, AND THAT NO DWELLING HOUSE COSTING LESS THAN THREE THOUSAND ($3,000.00) DOLLARS SHALL EVER BE ERECTED UPON EACH LOT OF LAND HEREIN DESCRIBED, NOR SHALL ANY WALL OF ANY BUILDING APPROACH NEARER THAN 25 FEET OF THE PROPERTY LINE ALONG ANY AVENUE, OR 10 FEET OF THE PROPERTY LINE ALONG ANY STREET.

SEE ALSO BLAIR COUNTY BOOK VOLUME 711, PAGE 302.

PARCEL 2:

ALL THAT CERTAIN LOT OF GROUND SITUATE IN LOGAN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA, BEING LOT NO. 7 IN PLOT D OF THE PLAN OF ARGYLL, LOGAN TOWNSHIP, BLAIR COUNTY, PENNSYLVANIA AS RECORDED IN BLAIR COUNTY IN PLOT BOOK VOLUME 5 AT PAGE 159. SEE ALSO BLAIR COUNTY DEED BOOK VOLUME 711, PAGE 304. BEING KNOWN AS PARCELS #1.14-43-55 AND 14-15C-5.

BEING THE SAME PREMISES WHICH PATRICK W. MYERS AND SUSAN E. MYERS, HIS WIFE, BY DEED DATED JUNE 16, 2003 AND RECORDED JUNE 18, 2003 IN BLAIR COUNTY IN DEED BOOK VOLUME 1770 AT PAGE 164, GRANTED AND CONVEYED UNTO JIDONG SUN.
BEING THE SAME PREMISES WHICH BECAME VESTED IN THE MORTGAGORS HEREIN BY DEED FROM JIDONG SUN, A SINGLE MAN, BY DEED DATED SEPTEMBER 28, 2005 AND RECORDED CONTEMPORANEOUS HEREWITH IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR BLAIR COUNTY.

Parcel No.: 14.00-15C.-005.00-000

Premises being: 311 Orchard Avenue, Altoona, PA 16602

BEING the same premises which Jidong Sun, A Single Man by Deed dated September 28, 2005 and recorded in the Office of Recorder of Deeds of Blair County on October 27, 2005 at granted and conveyed unto Timothy J. Gerardine and Cara A. Rorabaugh.

PROPERTY ADDRESS: 311 ORCHARD AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 1.14-43-55 AND 14-15C-5

Seized and taken into execution to be sold as the property of CARA A RORABAUGH, TIMOTHY J GERARDINE in suit of US BANK NATIONAL ASSOCIATION AS TRUSTEE.

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:
STERN & EISENBERG

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.