SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-1882

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 tract of land in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Western side of Margaret Avenue between 19th and 20th Streets at corner of property now or formerly of C.A. Vuille; thence North along Margaret Avenue, 34.90 feet to line of property now or formerly of J.F. Flanigan Estate; thence Westward along said line of property now or formerly of J.F. Flanigan Estate a distance of 147.21 feet to Eastern side of Union Avenue; thence Southward along the Eastern side of Union Avenue a distance of 61.74 feet to line of property now or formerly of C.A. Vuille; thence Eastward along the said line of property now or formerly of C.A, Vuille 119.2 feet to place of beginning.
HAVING thereon erected a large two and one-half story frame dwelling containing three separate apartments and being No. 1921-23 Union Avenue, Altoona, Pennsylvania.
ALSO, ALL that certain lot of ground situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows, to wit:
BEGINNING at a point on the Southerly side of Union Avenue at a distance of 139.3 feet North from the intersection of the property lines of Union Avenue and Margaret Avenue and Broad Avenue; thence in an Easterly direction, along line of lot now or formerly of Sarah E. Calvert, a distance of 78.2 feet to the Northerly side of Margaret Avenue; thence along Margaret Avenue, in a Northeasterly direction, a distance of 66 feet to a point on line of lot now or formerly of Sarah E. Calvert; thence along same, in a Northwesterly direction a distance of 119.2 feet, more or less, to a point on the Southerly line of Union Avenue; thence along Union Avenue in a Westerly direction, a distance of 80 feet to the place of beginning.
HAVING thereon erected a three-story brick and steel building and being designated as premises 1925-27-29 Union Avenue.

Blair County Tax Parcel No. 01.09-09..-025.00-000

BEING the same premises which by Deed dated 08/16/2013 and recorded in the Office of the Recorder of Deeds of Blair County on 08/20/2013 in Deed Instrument # 201315487, granted and conveyed unto Daniel T. Cowan.

PROPERTY ADDRESS: 1927 UNION AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-09..-025.00-000

Seized and taken into execution to be sold as the property of DANIEL T. COWAN 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.