

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-3940

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, MAY 14, 2025
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.

SCHEDULE" A"

PURPART I

ALL that certain message, parcel or tract of land, situate, lying and being in the Township of Logan, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a corner which is South 51 1/2 degrees East 12 feet from a post, formerly a corner of land of Henry Plotner, thence South 39 1/2 degrees West. 20 perches and 4 links to corner 12 feet from line of said survey of Plotner: thence by lands of Martin Bell, Esq., South 51 1/2 degrees East, 39 1/2 perches to a stone pile, thence by other lands of William Hiller North 39 1/2 degrees East, 12 perches and 4 links to a stone pile; and thence North 51 1/2 degrees West, 39 1/2 perches to place of beginning. Containing three (3) acres net measure.

PURPART II

ALL that certain tract of land situate h the Township of Logan, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a chestnut corner; thence along land of Wiliam Hancuf North 50 degrees West, 52 perches to stones; thence South 50 degrees West, 12 perches to stones; thence South 50 degrees East, 54 perches to stones; and thence North 39 3/4 degrees East. 11.7 perches to a chestnut corner, the place of beginning. Containing 3 acres and 132 perches. Subject to the reservation of iron ore upon payment of royalty as set forth in Deed Book Vd. 44. page 266 in Blair County.

PURPART III

ALL that certain tract of land situate, lying and being in the Township of Logan, County of Blair and State of Pennsylvania, bounded and described as follows:

COMMENCING at a stone on the corner of lands of Elyon Kelley and Wiliam Hancuff and running North along other property of said Elyon Kelley 216 feet, more or less; thence East 144 feet, more or less; thence South 203 feet 6 inches to corner of property of said William Hancuff; and thence along said line, 168 feet. more or less, to place of beginning. Having thereon erected a two and one-half storyfra me dwelling house. a two car garage and other outbuildings.

BEING the same premises, which Charles E. Koehle and Nancy M. Koehle, his wife, by Deed dated October 2, 2003, and recorded in the Official Records of Blair County on October 28, 2003 in Deed Book Volume 1830, Page 302, granted and conveyed unto James R. Wachter and Susan D. Wachter.

798 South Colgate Lane, Altoona, PA 16602

Tax Parcel Number: 14.00-23..-072.00-000

Perry Russell, Esq., Friedman Vartolo LLP, attorney for Plaintiff

PROPERTY ADDRESS: 798 S. COLGATE LANE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-23..-072.00-000

Seized and taken into execution to be sold as the property of JAMES WACHTER, ET AL, JENNIFER WACHTER in suit of US BANK NATIONAL ASSOCIATION AS TRUSTEE OF THE IGLOO SERIES IV TRUST.

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:
FRIEDMAN VARTOLO

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania