

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-3412

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, NOVEMBER 12, 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.

ALL that certain tract or parcel of ground situate at 1918 10th Avenue, in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at an iron pin set in the North right-of-way line of 10th Avenue, a twenty-eight(28) foot right- of-way at the Southeast corner of lands, now or formerly of Redevelopment Authority of Altoona, as recorded in Deed Book 1060, at page 591; thence, departing 10th Avenue and running along and with said Authority, North 23 degrees 55 minutes 38 seconds West, a distance of 105.47 feet to an iron pin set in the South side of a fourteen and a half (14.5) foot wide alley; thence departing said Authority and running along and with said alley, North 65 degrees 59 minutes 11 seconds East, a distance of 50.00 feet to an iron pin set at the Northwest corner of the lands, now or formerly, Redevelopment Authority of Altoona, as recorded in Deed Book 1054, Page 253; thence, departing said alley and running along and with the west line of said Authority, South 23 degrees 55 minutes 38 seconds East a distance of 105.48 feet to an iron pin set in the above-mentioned 10th Avenue right-of-way; thence departing said Authority and running along and with 10th Avenue, South 66 degrees 00 minutes 20 seconds West, a distance of 50.00 feet to the point of beginning. Containing 5274 square feet, more or less, as shown in more particular detail on a survey by Pellegrini Engineers, entitled, "Survey of Property for Catherine Yon", dated August 4, 1992, being attached to Blair County Deed Book Volume 1213 at Page 555 and incorporated by reference herein.

ALSO All that certain half lot or piece of ground lying and being situate in the City of Altoona, in the County of Blair and State of Pennsylvania, and being the western half of Lot No. 2, Block "C" and on the North side of 10. Avenue, between 19th and 20. Streets in said City of Altoona; containing in front or breadth of said 10th Avenue 25 feet and extending in length or depth the same width 120 feet more or less to an alley in the general plan of said Altoona City known as Londen's Hill, and being now known and designated as premises 1906 10th Avenue, Altoona PA.

ALSO ALL that certain piece or parcel of land situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING 50 feet on the North side of Tenth Avenue and extending back at the same width a distance of 106 feet to an alley and being the third lot West of 19th Street and known as Lot No. 3, Block "C" on Plan of that part of Altoona known as "Loudon's Hill." HAVING thereon erected a frame dwelling house and known and numbered as premises 1908-10 Tenth Avenue, Altoona, Pennsylvania.

ALSO ALL that certain lot or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, and being bounded and described as follows: BEGINNING at a point on the northwestern side of Tenth Avenue, distant one hundred fifty (150) feet in a southwesterly direction from the point of intersection of the northwestern side of Tenth Avenue and the southwestern side of Nineteenth Street; thence in a northwestern direction a distance of one hundred twenty (120) feet to a point on a public alley; thence along and upon last mentioned line in a southwestern direction a distance of fifty (50) feet to a point; thence in a southeastern direction a distance of one hundred twenty (120) feet to a point on the northwestern side of Tenth Avenue; thence along and upon last mentioned line in a northeasterly direction a distance of fifty (50) feet to the point and place of beginning. Bounded on the northeast by property now or formerly of the Franklin Building and Loan Association; on the northwest by a public alley; on the southwest by property now or formerly of John P. Parker and on the southeast by Tenth Avenue and being the fourth fifty (50) foot lot southwest of Nineteenth Street and being Lot No. 4 in Block C in the general plan of Altoona. Being known and designated as premises 1912-14 Tenth Avenue

Blair County Tax Parcel No. 01.05-16..-222.00-000

BEING the same premises which Paula Green by Deed dated 12/4/14 and recorded in the Office of the Recorder of Deeds of Blair County on 2/9/15 in Deed Book Instrument 201501830, granted and conveyed unto William J. Green, III.

PROPERTY ADDRESS: 1906 10TH AVENUE, ALTOONA, PA 16601-2401

UPI / TAX PARCEL NUMBER: 01.05-16..-222.00-000

Seized and taken into execution to be sold as the property of WILLIAM J GREEN, III 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
KING OF PRUSSIA, PA 866-211-9466

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania