

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-GN-3241

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, MARCH 11, 2026
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 real property situated in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being more particularly described as follows:

PARCEL NO. 1

BEGINNING at the point of intersection of the Northwestern right-of-way line of 17th Avenue (50.0 feet wide) and the Northeasterly right-of-way line of unopened 26th Street (50.0 feet wide), the true point of beginning being along the aforesaid right-of-way line of 17th Avenue, North sixty (60) degrees, eleven (11) minutes East, a distance of one hundred (100.0') feet to a point and intersection of the division line of lands now or formerly of William J. Taylor and Carol A. Taylor, said point also being the true point of beginning; thence leaving said true point of beginning and along the aforesaid division line, North twenty-nine (29) degrees, forty-nine (49) minutes West, a distance of one hundred twenty (120.0') feet to a point and intersection of the Southeasterly right-of-way line of an unopened alley (15.0 feet wide); thence leaving said point and along the aforesaid right-of-way line, North sixty (60) degrees, eleven (11) minutes East, a distance of one hundred (100.0') feet to a point and intersection of the division line of lands now or formerly of the Redevelopment Authority of Altoona; thence leaving said point and along the aforesaid division line, South twenty-nine (29) degrees, forty-nine (49) minutes East, a distance of one hundred twenty (120.0') feet to a point and intersection of the Northwestern right-of-way line of 17th Avenue; thence leaving said point and along the aforesaid right-of-way line, South sixty (60) degrees, eleven (11) minutes West, a distance of one hundred (100.0') feet to the true point of beginning.

CONTAINING twelve thousand (12,000.0) square feet in area as per Plan No. 10599 being all of Lot Nos. 5 and 6 in Block 13 of the Plan of the Lower Cresswell Extension previously filed of record and attached to Deed recorded in Blair County Deed Book Volume 1295, Page 418.

PARCEL NO. 2

BEGINNING at the point of intersection of the Northwestern right-of-way line of 17th Avenue (50.0 feet wide) and the Northeasterly right-of-way line of unopened 26th Street

(50.0 feet wide), the true point of beginning being along the aforesaid right-of-way line of 17th Avenue, North sixty (60) degrees, eleven (11) minutes East, a distance of two hundred (200.0') feet to a point and intersection of the division line of lands now or formerly of the Redevelopment Authority of Altoona, said point also being the true point of beginning; thence leaving said true point of beginning and along the aforesaid division line, North twenty-nine (29) degrees, forty-nine (49) minutes West, a distance of one hundred twenty (120.0') feet to a point and intersection of the Southeasterly right-of-way line of an unopened alley (15.0 feet wide); thence leaving said point and along the aforesaid right-of-way line, North sixty (60) degrees, eleven (11) minutes East, a distance of one hundred (100.0') feet to a point and intersection of the division line of lands now or formerly Frederick Rodkey and Carol Rodkey; thence leaving said point and along the aforesaid division line, South twenty-nine (29) degrees, forty-nine (49) minutes East, a distance of one hundred twenty (120.0') feet to a point and intersection of the Northwestern right-of-way line of 17th Avenue; thence leaving said point and along the aforesaid right-of-way line, South sixty (60) degrees, eleven (11) minutes West, a distance of one hundred (100.0') feet to the true point of beginning.

CONTAINING twelve thousand (12,000.0) square feet in area as per Plan No. 10599 being all of Lot Nos. 3 and 4 in Block 13 of the Plan of the Lower Cresswell Extension previously filed of record and attached to Deed recorded in Blair County Deed Book Volume 1295, Page 418.

UNDER AND SUBJECT to the following conditions and restrictions, which shall run with the land:

- 1.The land shall be used for the construction of a single family dwelling structure.
- 2.Construction shall begin no later than four (4) months after delivery of the Deed and shall be completed no later than twelve (12) months from start of construction.
- 3.Failure to start and complete construction within the time period set forth above shall be cause for the revesture of the title back to Grantor, at Grantor's option, including any improvements erected thereon. With such revesture of title, Grantee shall forfeit the consideration back to Grantor for the parcel and shall be liable for any other cost in connection with the revesture of the title to Grantor.

Grantee, on behalf of himself, his heirs, executors, personal representatives, successors and assigns, agree that Parcel No. 2 which is designated as 2508-2514 17th Avenue shall be maintained as sideyard area only pursuant to any and all City Ordinances pertaining to upkeep of yards. Said Parcel No. 2 shall not be the site of any structure whatsoever.

BEING the same property that Thomas A. Koehle, single, and Janette R. Koehle, single, formerly husband and wife conveyed to Thomas A. Koehle, single, by Deed dated April 25, 2017 and recorded in the Blair County Recorder of Deeds Office at Instrument #201907311 on May 13, 2019.

PROPERTY ADDRESS: 2508-22 17TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 201907311

Seized and taken into execution to be sold as the property of THOMAS KOEHLE, THOMAS A. KOEHLE in suit of MBC VENTURES LLC..

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:
BERGER LAW GROUP PC
ROSEMONT, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania