

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2017-GN-2011

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, JULY 09, 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 piece or parcel of land situate on the Northwestern side of West Chestnut Avenue, between 26th and 27th Streets (in previous deeds erroneously designated as 29th and 30th Streets) in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

Beginning at a distance of 150 feet from the Northeast corner of West Chestnut Avenue and 27th Streets (in previous deeds erroneously designated as 29th Street); thence in a Northwesterly direction a distance of 120 feet to an alley; thence along same in a Northeasterly direction 26.5 feet to a point; thence in a Southeasterly direction a distance of 120 feet to West Chestnut Avenue; thence by said West Chestnut Avenue a distance of 26.5 feet to a point and place of beginning. Said premises are also known as the southwestern one-half of Lot 4, Block 14, in the Plan of Alleghany Section "A" as recorded at Blair County Deed Book Volume 86, page 678. Having thereon erected a two and one-half story brick dwelling being known and numbered as premises 2622 West Chestnut Avenue, Altoona, Blair County, Pennsylvania.

Under and subject to the same exceptions, reservations, restrictions and conditions as exists by virtue of prior instruments, deeds or conveyances.

BEING known and numbered as 2622 West Chestnut Avenue, Altoona, PA 16601»

Being the same property conveyed to Stephanie D. Fogal who acquired title by virtue of a deed from Robin Kay Mentzer, n/k/a Robin Kay Sanchez and Joseph A. Sanchez, husband and wife, dated July 31, 2002, recorded August 1, 2002, at Instrument Number 2002-013194, and recorded in Book 1663, Page 518, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.09-02-088.00-000

Exhibit "A"

PROPERTY ADDRESS: 2622 WEST CHESTNUT AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-02-088.00-000

Seized and taken into execution to be sold as the property of STEPHANIE D FOGAL, STEPHANIE FOGAL in suit of BANK OF AMERICA NA.

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:
MANLEY DEAS KOCHALSKI LLC
COLUMBUS, OH

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania