

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-3564

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, SEPTEMBER 10, 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.

PARCEL NO 1:

ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southeast side of said Fourth Avenue, which said point is distant one hundred fifty (150) feet Northeast from the Northeast property line of Twenty-first Street; thence, in a Northeasterly direction along the Southeast side of Fourth Avenue, twenty-six (26) feet and seven (7) inches to a point; thence, in a Southeasterly direction one hundred twenty (120) feet to an alley; thence, along said alley in a Southwesterly direction twenty-six (26) feet and five (5) inches to a point; thence, in a Northwesterly direction one hundred twenty (120) feet to the place of BEGINNING; bounded Northwestwardly by Fourth Avenue; Northeastwardly by premises now or formerly of Philip Kemmler; Southeastwardly by an alley and Southwestwardly by premises now or formerly of W. L. Rothrock. Having thereon erected a two and one-half (2 1/2) story frame duplex dwelling house, and being premises known and numbered as 2015 Fourth Avenue, Altoona.

BEING Blair County Tax Parcel No. 01.06-13..-049.00-000.

PARCEL NO. 2:

ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point, the intersection of Dysart Street with the Southwestern line of 25th Street; thence, Southeast along the line of 25th Street, 100 feet to a point at the corner of Lot No. 18; thence, along the line of Lot No. 18, South 50 feet to a point on corner of Lot No. 19; thence, in a Westerly direction along the lines of Lots Nos. 17 and 19, 43 feet to a point on the East line of Dysart Street; thence, North along the East line of Dysart Street, 103 feet to a point, corner of Dysart Street and 25th Street, the place of BEGINNING.  
BEING Lot No. 17 on a plan of lots of that part of the City of Altoona and having thereon erected a dwelling house and being premises 411, 413, 415 and 417 25th Street, Altoona.

BEING Blair County Tax Parcel No. 01.06-15..-073.00-000.

PARCEL NO. 3:

ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania; on the Northwest side of Sixteenth Avenue, between Twentieth and Twenty-first Streets, more particularly described as beginning at a point at the Northwest corner of Sixteenth Avenue and Twentieth Street; thence, Northwest along the Southwest side of Twentieth Street seventy-six and seventy-two one-hundredths (76.72) feet to a point at intersection of Twentieth Street with an alley situate between Sixteenth and Seventeenth Avenues, and Nineteenth and Twentieth Streets; thence along said alley in a Westerly direction thirty-three and thirty-eight one-hundredths (33.38) feet to a point; thence, in a Northwest direction along said alley thirty-two and fifteen one-hundredths (32.15) feet to a point; thence, Southwest eleven and four-tenths (11.4) feet to a point; thence, in a Southeast direction one hundred and twenty (120) feet to a point on the Northwest side of Sixteenth Avenue; thence, Northeast along the Northwest side of Sixteenth Avenue, fifty (50) feet to a point and place of BEGINNING.

BEING known as number 2000 and 2002 Sixteenth Avenue, Altoona, Pennsylvania.

BEING Blair County Tax Parcel No. 01.05-08..-047.00-000.

BEING the same premises which Blair Investment Corporation, by Deed of Correction dated November 12, 2020, and recorded November 13, 2020, in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania, to Instrument No. 202017353, granted and conveyed unto Verilla Holdings, LLC, a Pennsylvania limited liability company. The purpose of said Deed of Correction was to correct the name of the Grantee, Verilla Holdings, LLC, which was set forth as Verilla Holdings, Inc., in the Deed of Blair Investment Corporation dated July 28, 2020, and recorded July 31, 2020, in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania, to Instrument NO. 202010263.

PROPERTY ADDRESS: 800 VALLEY VIEW BLVD, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-13..-049.00-000, 01.06-15..-073.00-000, 01.0

Seized and taken into execution to be sold as the property of VERILLA HOLDINGS, LLC in suit of ARC FEDERAL CREDIT UNION.

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.

