

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1659

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 piece of land situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, fronting twenty-five (25) feet on the southeast side of Twelfth Avenue, between Twentieth and Twenty-First Streets, and extending back at uniform width of Twenty-five (25) feet to a distance of one hundred twenty (120) feet to an alley. Bounded on the northwest by Twelfth Avenue; on the southwest by land now or late of Mary Park; on the southeast by an alley and on the northeast by land now or late of Joseph Quirin. Being the eastern one-half of Lot No. 15 block "F" on the general plan of the City of Altoona and being a two and one-half story dwelling house known and numbered as 2009 Twelfth Avenue, Altoona, Pennsylvania.

SAID PREMISES ALSO BEING DESCRIBED in accordance with a certain plan of survey made by Gabriel L. Pellegrini, Registered Surveyor, on April 22, 1994 and recorded in Blair County Deed Book Volume 1285, at Page 979, in manner as follows:

ALL THAT CERTAIN piece or parcel of ground situate 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 southerly right-of-way line of Twelfth Avenue, a fifty-foot (50') wide public right-of-way, said iron pin being at the northwest corner of the lands now or formerly of Constance D. Glunt, as recorded in Deed Book Volume 1140, at Page 6; thence, departing said right-of-way line and running along and with the westerly line of Glunt, south 23 degrees 03 minutes 24 seconds east, a distance of 119.76 feet to an iron pin set in the northerly line of a fifteen-foot (15') alley; thence, departing Glunt and running along and with said alley, south 66 degrees 12 minutes 06 seconds west, a distance of 25.00 feet to an iron pin set at the southeast corner of the lands now or formerly of Alexander Andros, et al, as recorded in Deed Book 1080, at Page 966; thence, departing said alley and running along and with the easterly line of Andros, north 23 degrees 03 minutes 24 seconds west, a distance of 119.76 feet to an iron pin set in the aforementioned Twelfth Avenue right-of-way line; thence, departing Andros and running along and with Twelfth Avenue, north 66 degrees 12 minutes 06 seconds east, a distance of 25.00 feet to the point of beginning.

CONTAINING 2,994 Square Feet or 0.0687 Acre, as shown in more particular detail on a plat prepared by Pellegrini Engineers, entitled, "Mortgage Location Survey for Altoona Housing Authority:, dated April 22, 1994."

BEING Blair County Tax Map No.: 1.5-15-88.

Property Address: 2009 12th Avenue, Altoona, PA 16602

Parcel ID: 01.05-15..-088.00-000

Title is vested in Lisia L.Cartwright, single by deed from Timothy D. Cartwright, single and Lisia L. Cartwright, single dated October 20, 2010 and recorded on October 25, 2010 in the Blair County Clerk's/Register's Office as Instrument Number 201017591.

PROPERTY ADDRESS: 2009 12TH AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.05-15..-088.00-000

Seized and taken into execution to be sold as the property of LISIA L CARTWRIGHT in suit of M & T BANK.

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:
MCCALLA RAYMER LEIBERT PIERCE, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania