

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3016

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, JANUARY 14, 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 THOSE TWO (2) CERTAIN lots or pieces of land situate in the Township of Logan, County of Blair, Commonwealth of Pennsylvania, more particularly described as follows:

PARCEL NO. 1:

BEGINNING at the point on the corner of lands now or formerly of Clifford J. Lewis and Richard C. Miller, said point being an iron pin, located five hundred twenty (520) feet, more or less, in a southwesterly direction from Route No. 07053, known as "Kettle Road"; thence South thirty (30) degrees twenty-one (21) minutes thirty (30) seconds East, a distance of one hundred sixty-seven and thirty-five hundredths (167.35) feet to a point; thence along lands now or formerly of Ray B. Lockard, North thirty-seven (37) degrees twenty-nine (29) minutes thirty (30) seconds East, a distance of two hundred twenty-eight and eight-tenths (228.8) feet to a point; thence along the same lands now or formerly of Ray B. Lockard, North fifty-two (52) degrees thirty (30) minutes thirty (30) seconds West, a distance of one hundred fifty-five (155) feet to a point; thence along lands now or formerly of Clifford J. Lewis, South thirty-seven (37) degrees twenty-nine (29) minutes thirty (30) seconds West, a distance of one hundred sixty-five and seven-tenths (165.7) feet to the PLACE OF BEGINNING.

CONTAINING seven-tenths (0.70) of an Acre.

UNDER AND SUBJECT, nevertheless, to conditions and restrictions to which the hereby granted lot or piece of ground and any building erected thereon hereafter shall be and remain subject as specifically set forth in deed dated September 7, 1971 and recorded within the Office of the Blair County Recorder of Deeds at Deed Book 925, Page 343, and incorporated herein by reference thereto.

TOGETHER with a right-of-way to Charles E. Martin, his heirs and assigns, thirty-five (35) feet in width, graded and shaled to a width of twelve (12) feet for a distance of three hundred fifty-five (355) feet, more or less, in length or depth, extending back and out of the Kettle Road, Route No. 07053, into the property now or formerly of prior grantee and along and upon the line of lands now or formerly of Ray B. Lockard and land now or formerly of Clifford J. Lewis as more specifically set forth in deed of Right of Way executed together with the Deed into Vincent J. Porte and Joyce A. Porte, his wife, and recorded July 21, 1965, in Blair County Deed Book Volume 835, Page 579.

PARCEL NO. 2:

BEGINNING at the point, which point is South thirty-seven (37) degrees twenty-nine (29) minutes thirty (30) seconds West a distance of seventeen and eighty-seven one-hundredths (17.87) feet from the southwesterly side of Kettle Road; thence along a private lane, property now or formerly of William J. Hench, South three (03) degrees six (06) minutes thirty (30) seconds East a distance of one hundred eighty-four and thirty-eight one-hundredths (184.38) feet to a point; thence continuing along said private lane, property now or formerly of William J. Hench, South thirty-seven (37) degrees twenty-nine (29) minutes thirty (30) seconds West a distance of one hundred eighty (180) feet to a point on other land now or formerly of prior grantee; thence along lands now or formerly of prior grantee, North fifty-two (52) degrees thirty (30) minutes thirty (30) seconds West a distance of one hundred twenty (120) feet to a point on a thirty-five (35) foot right of way; thence along said right of way, North thirty-sewn(37) degrees twenty-nine (29) minutes thirty (30) seconds East a distance of three hundred twenty (320) feet to the point and PLACE OF BEGINNING.

CONTAINING 0.688 acre.

BEING parcel numbers 1, 2, and 3 as show on Draft of Survey made by David J. Swindell, Registered Surveyor, dated July 1965 and attached to prior deed.

UNDER AND SUBJECT to two separate Deeds of Right of Way, one dated July 16, 1965 between Ray B. Lockard and Vincent J. Porte and Joyce A. Porte, his wife, and recorded in the Recorder's Office in and for Blair County in Deed Book Volume 835, Page 579; and the other between Ray B. Lockard and Harold J. Porte and Margaret E. Porte, dated April 15, 1966, and recorded in the Recorder's Office in and for Blair County in Deed Book Volume 845, Page 329.

FOR IDENTIFICATION purposes only, Parcels No. 1 and No. 2 being known as Blair County Parcel Identifier Tax Numbers: 14.00-21A.-094.00-000 and 14.00-21A.-093.00-000.

TITLE TO SAID PREMISES VESTED IN Steven Brumbaugh II, by Deed from Mary L. Martin, by her agent Sandra Susan Lower, dated August 26, 2020, recorded August 27, 2020, Instrument Number 202012020.

Tax Parcel No: 14.00-21A.-093.00-000 & 14.00-21A.-094.00-000

Premises known as: 333 Martin Lane, Altoona, PA 16601

PROPERTY ADDRESS: 333 MARTIN LANE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-21A.-093.00-000 & 14.00-21A.-094.00-000

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:
ORLANS ASSOCIATES PC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania