

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-GN-1955

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.

ALL THAT CERTAIN piece or parcel of land BEGINNING at the intersection of the Northwest side of 16th Avenue and the Northeast side of 23rd Street; thence Northwest along 23rd Street, One Hundred and Twenty (120) feet, more or less, to an alley; thence Northeast along said alley Twenty-five (25) feet, or more, to a point on the line of land now or formerly of Hutchison; thence Southeast, along line now or formerly of said Hutchison, one hundred and twenty (120) feet, more or less, to 16th Avenue; thence in a Southwest direction, along the Northwest side of 16th Avenue, Sixty (60) feet, more or less, to the place of beginning.

BEING formerly known as premises No. 2228 16th Avenue, now known as 2214-16-18 16th Avenue, Altoona, Blair County, Pennsylvania. (City of Altoona)

Blair County Tax Parcel No. 01.05-08..-033.00-000

BEING the same premises which by Deed dated April 11, 2012 and recorded in the Office of the Recorder of Deeds of Blair County on April 13, 2012 in Deed Instrument Number 201206181, granted and conveyed unto Michael F. Gena, Heather Weston and Michael Weston.

PROPERTY ADDRESS: 2216 16TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.05-08..-033.00-000

Seized and taken into execution to be sold as the property of MICHAEL F GENA, HEATHER WESTON, MICHAEL WESTON in suit of ALTOONA AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW ASSOCIATES LTD
KING OF PRUSSIA, PA 866-211-9466

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania