

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2108

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 lot of ground, with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, more fully described as follows:

FRONTING Twenty-six (26) feet on the eastern side of Union Avenue and extending back therefrom at uniform width along the south side or Twenty-Sixth Street, Sixty-five (65) feet to land now or late of Paul T. Vincent, being more particularly described as follows: Beginning at the intersection of the eastern side of Union Avenue and the south side of Twenty-Sixth Street; thence, eastwardly along Twenty-Sixth Street, Sixty-five (65) feet to line of Paul T. Vincent; thence, southward and on a line parallel with the line of Union Avenue along line of Paul T. Vincent, Twenty-six (26) feet to line now or late of C.W. Stapleton; thence, westward along line of said Stapleton, parallel with line of Twenty-Sixth Street, Sixty-five (65) feet to Union Avenue; thence, northward along Union Avenue, Twenty-six (26) feet to the point and place of beginning.

BEING known and designated as Tax Parcel No. I.6-15-26 in the Deed Registry Office of Blair County, Pennsylvania.

Parcel No.: 1.6-15-28

Premises being: 2601 Union Avenue, Altoona, PA 16602-3337

BEING the same premises which Carol D. Shaw by Deed dated March 11, 2004 and recorded in the Office of Recorder of Deeds of Blair County on March 19, 2004 at Book 1871, Page 217 granted and conveyed unto Robert Keller and Sandra Keller.

Robert Keller having departed this life on May 26, 2007

Sandra Keller having departed this life on October 17, 2020

PROPERTY ADDRESS: 2601 UNION AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 1.6-15-28

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF SANDRA KELLER, DECEASED, ET AL, KAREN FREDERICK, SOLEY IN HER CAPACITY AS HEIR OF SANDRA KELLER, DECEASED, THE UNKNOWN HEIRS OF SANDRA KELLER, DECEASED, ET AL, RITA NOTESTINE, SOLEY IN HER CAPACITY AS HEIR OF SANDRA KELLER, DECEASED, RITA NOTESTINE, SOLEY IN HER CAPACITY AS HEIR OF SANDRA KELLER, DECEASED, THE UNKNOWN HEIRS OF SANDRA KELLER, DECEASED, ET AL, KAREN FREDERICK, SOLEY IN HER CAPACITY AS HEIR OF SANDRA KELLER, DECEASED, RITA NOTESTINE, SOLEY IN HER CAPACITY AS HEIR OF SANDRA KELLER, DECEASED in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL.

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:
STERN & EISENBERG
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania