

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3697

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 or parcel of land situate formerly in Logan Township, now in Altoona City, Blair County, Pennsylvania, described as follows:

BEGINNING at a point on the Northern side of Calder Street 77 feet East of the Northeastern corner of Calder Street and Norway Avenue, extending thence in a Northerly direction 125 feet more or less, to a 15 foot alley; thence Eastwardly along the Southern line of said alley 48 feet to a point; thence Southwardly and parallel to said Norway Avenue 125 feet, more or less, to the Northern side of said Calder Street; thence Westwardly along said Northern side of said Calder Street 48 feet to the place of beginning. Being all of Lot No. 156 and Eastern 23 feet of Lot No. 157 in the Plot of Lakemont Terrace surveyed for Ambler J. Stewart by William Frazier and recorded in Plot Book Volume 1, Page 97.

BEING Blair County Tax Parcel No. 1.14-45-013 and known as 209 Calder Street, Altoona, Pennsylvania.

BEING the same premises title to which became vested in Nancy L. Robertson by Deed of Dennis P. Hrzic and Deborah A. Hrzic, husband and wife, dated February 23, 2007, and intended to be recorded immediately prior to this mortgage.

Title is vested in Nancy L. Robertson by Deed from Dennis P. Hrzic and Deborah A Hrzic, husband and wife dated February 23, 2007, recorded on February 23, 2007 as instrument number 200703284.

PROPERTY ADDRESS: 209 CALDER STREET, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 1.14-45-013

Seized and taken into execution to be sold as the property of NANCY L. ROBERTSON 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