

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3284

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:

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 tract of land situate in the City of Altoona, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a drill hole on the Southwest side of Pennbrook Avenue, which point is a distance of 424.95 feet Southeast of the Southeast corner of Pennbrook and Washington Avenues; thence along the Southwest side of Pennbrook Avenue South 68 degrees 59 minutes East a distance of 47.67 feet to a drill hole; thence continuing along the same South 74 degrees 12 minutes East a distance of 17.9 feet to a drill hole; thence along property now or formerly of E%elyn M. Wills, South 15 degrees 30 minutes West a distance of 58.15 feet to a stake; thence along property line fence now or formerly of Wilfred O. Haddock, North 77 degrees 18 minutes West a distance of 36.2 feet to a stake; thence along other property line fence now or formerly of Wilfred I. Haddock South 16 degrees 45 minutes West a distance of 30.58 feet to a stake; thence along property line fence now or formerly of John E,. Martz, North 71 degrees 48 minutes West a distance of 29.2 feet to a stake; thence along other land now or timmerly of Elva A. Brouser North 15 degrees 30 minutes East a distance of 93.85 feet to a drill hole, the place of beginning and being 1448-48'A-50 Pennbrook Avenue. Altoona, Pennsylvania, also known as 1448-4812-50 Washington Avenue, Rear. Altoona. Pennsylvania.

BEING Blair County Tax Code Number 1.05-10-095.

Parcel No.: 1.05-10-095
Premises being: 1450 Pennbrook Street, Altoona, PA 16601

BEING the same premises which Melissa K. Wagner Doty F/K/A Melissa K. Wagner and Jared P. Doty by Deed dated August 10, 2012 and recorded in the Office of Recorder of Deeds of Blair County on August 14, 2012 granted and conveyed unto Vasilios Pentsas.

PROPERTY ADDRESS: 1450 PENNBROOK STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 1.05-10-095

Seized and taken into execution to be sold as the property of VASILIOS PENTSAS in suit of LAKEVIEW LOAN SERVICING, LLC.

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