

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-444

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 of land fronting on the eastern side of Twenty-fifth Street, between Broad and Beal Avenue, in the City of Altoona, County of Blair and State of Pennsylvania, BEGINNING at a point of 120 feet from the southeastern corner of Broad Avenue and Twenty-fifth Street, being the corner of an alley; thence along said alley in an easterly direction a distance of 50 feet; thence in a northerly direction a distance of 29.4 feet; thence in a westerly direction a distance of 50 feet to a point on said Twenty-fifth Street; thence in a southerly direction along said Twenty-fifth Street a distance of 29.4 feet to a place of beginning. Being formerly known as 930 Twenty-fifth Street and being part of Lot No. 16, Block 34.

Having thereon erected a 2 1/2 story frame dwelling, being known and designated as 850 Twenty-fifth Street, Altoona, Pennsylvania.

UNDER AND SUBJECT, nevertheless, to the same exceptions, conditions, restrictions and reservations as contained in prior, deeds of conveyance.

BEING the same premises which Donna Lane Showalter, widow, by deed dated 07/20/1996 and recorded 08/03/06 in Blair County in Book 1278 on Page 372, granted and conveyed unto John H. Estep and Evelyn K. Estep, his wife, in fee.

PROPERTY ADDRESS: 850 25TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-06..-115.00-000

Seized and taken into execution to be sold as the property of EVELYN K. ESTEP AND JOHN K. ESTEP, EXECUTOR OF THE ESTATE OF EVELYN K. ESTEP, DECEASED, OCCUPANTS in suit of PNC BANK, NATIONAL ASSOCIATION.

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:
LOGS LEGAL GROUP LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania