

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1260

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, JANUARY 14, 2026
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 and lying in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a mag. nail on the northerly most line of Kettle Street, said point being on the common corner of Lots No. 1 and 2 of the George C. Thomas Subdivision; thence from said point of beginning and along Kettle Street, North 53 degrees 19 minutes 00 seconds West a distance of 274.10 feet to a point on the northerly most legal right of way line of Kettle Street extended; thence along an arc for the intersection of the extended lines of Kettle Street and Pleasant Valley Boulevard, along an arc to the right having a radius of 25.00 feet, having a chord bearing of North 01 degrees 47 minutes 30 seconds West and a chord distance of 39.14 feet, along said arc a distance of 44.96 feet to a point on the easterly line of Pleasant Valley Boulevard, extended, thence along Pleasant Valley Boulevard, North 49 degrees 44 minutes 00 seconds East a distance of 266.49 feet to a p.k, nail on the easterly most line of Pleasant Valley Boulevard; thence along lands now or formerly of Norman J. Napier Revocable Living Trust, South 42 degrees 49 minutes 34 seconds East a distance of 210.09 feet to a mag nail; thence along the common line of Lot I the following two courses and distances: South 51 degrees 03 minutes 18 seconds East a distance of 41.62 feet to a mag nail; thence South 38 degrees 56 minutes 42 seconds West a distance of 250.56 feet to the point and place of BEGINNING. Containing 1.716 acres, more or less.

UNDER AND SUBJECT to and together with a 29 foot common access easement located on the southeasterly most property line between Lots 1 and 2, nine (9) feet of said easement being on Lot No. 1 described above with the remaining 20 feet being on Lot No. 2, said easement being more particularly shown on a lot consolidation and subdivision plan for George C. Thomas prepared by Innovative Consulting Group, Inc., originally dated August 9, 2002 and as thereafter revised October 17 and October 24 2002 and recorded prior to the recording hereof in Blair County Plot Book Volume 25, at page 52.

FURTHER UNDER AND SUBJECT to and together with all rights of ingress and egress along and upon a 15 foot common access easement leading from the 29 foot access easement above described across the northeasterly side of Lot No. 2 to Pleasant Valley Boulevard as shown on said plot plan.

BEING THE SAME PREMISES which Judith K. Thomas, by Deed dated 1/26/2024 and recorded in the Office of the Recorder of Deeds of Blair County on 1/31/2024 in Instrument 202401492, granted and conveyed unto Brunelle Tech Inc., a Pennsylvania Corporation.

BEING KNOWN AS: 301-319 East Pleasant Valley Blvd., Altoona, Pennsylvania 16602
PARCEL # 01.10-19..-025.00-000

PROPERTY ADDRESS: 301-319 EAST PLEASANT VALLLEY BLVD, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-19..-025.00-000

Seized and taken into execution to be sold as the property of PAUL R. BRUNELLE, BRUNELLE TECH, INC in suit of PIC FUND I, 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:
POWERS, KIRN LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania