

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-2176

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 12:00 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 property and piece of land, with the buildings and improvements thereon erected, situate in the City of Altoona (formerly the First District of Logan Township), County of Blair and State of Pennsylvania bounded and described as follows:

FRONTING thirty (30) feet on the Southwest side of Hill Street, between Ninth and Tenth Avenues, and extending back one hundred two and five-tenths (102.5) feet on the Northwest side and one hundred (100) feet on the Southwest side, to an alley or what is now part of Tioga Street, Being Lot No. 34 in Block 26 of the West Juniata Real Estate Company and designated as No. 911 Hill Street, Juniata, Altoona, Pennsylvania (sometimes referred to as 911 Tioga Street, Juniata, Altoona, Pennsylvania).

HAVING THEREON erected a two (2) story frame dwelling.

TOGETHER with the right and privilege to drain sewage, etc. into a cess pool located on premises 909 Hill Street, Juniata, Altoona, Pennsylvania, and subject to a right of easement in favor of owners or occupants of said premises 909 Hill Street, Juniata, Altoona, Pennsylvania, as more fully set forth in deed recorded in Blair County in Deed Book Volume 489, Page 93.

ALSO ALL that certain lot or piece of land situate in the City of Altoona (formerly in the Borough of Juniata), County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING thirty-two and one-half (32 1/2) feet on the Southwest side of Hill Street and extending back one hundred ten (110) feet to an alley, and being Lot No. 36 in Block 26 on the plan of lots of Juniata Park, surveyed and plotted for the Central Trust Company, Trustee by C.M. Dechant, C.E. and recorded in Blair County.

ALSO, ALL that certain lot or piece of land, situate in the City of Altoona, (formerly the first District of Logan Township), Blair County, Pennsylvania being Lot No. 35 in Block 26 of the West Juniata Real Estate Company Plan of Juniata Park, said Lot No. 35 fronting thirty (30) feet, more or less on the Southwest side of Hill Street, between Ninth and Tenth Avenues, and extending back in a Southwestern direction one hundred (100) feet, more or less, to an alley.

Blair County Tax Parcel No. 01.13-14..-010.00-000

BEING the same premises which by Deed dated May 12, 2021 and recorded in the Office of the Recorder of Deeds of Blair County on July 15, 2021 in Deed Instrument Number 202113271, granted and conveyed unto John Henderson.

PROPERTY ADDRESS: 911 HILL STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-14..-010.00-000

Seized and taken into execution to be sold as the property of JOHN HENDERSON in suit of ALTOONA AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW ASSOCIATES LTD

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania