

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-1580

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, MARCH 11, 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 lot or piece of ground with the buildings and improvements thereon erected, situation in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the northwesterly side of second avenue a distance of three hundred sixty-six (366) feet northeast of the intersection of the northwesterly line of Second Avenue with the northeasterly line of Twelfth Street and on line of land now or formerly of Otto Sommer and Mary A. Sommer, his wife; thence along the northwesterly side of Second Avenue, north thirty-four (34°) degrees five (05') minutes east a distance of twenty-five (25) feet, more or less, to a point on line of land now or formerly of Gertrude C. Muri; thence along said last mentioned line, in a northwesterly direction, a distance of one hundred twenty (120) feet, more or less, to a point on the southeasterly side of second alley; thence south thirty-four (34°) degrees five (05') minutes east along the southeasterly line of said alley, as distance of twenty-five (25) feet more or less, to a point on line of property now or formerly of Otto Sommer and Mary A. Sommer, his wife; thence along said last mentioned line in a southeasterly direction, a distance of one hundred twenty (120) feet, more or less, to the northwesterly line of second avenue, the point and place of beginning. being further known premises number 1022 Second Avenue, Altoona, Blair County, Pennsylvania.

Parcel ID: 01.02.05.-159.00-000

Property Address: 1022 Second Avenue, Altoona, PA 16602

Title is vested in Anissa E. Michaels, Single, as Sole Owner by Deed from Joanne A. Leap, a widow, dated August 22, 2003 and recorded on August 22, 2003 with the Blair County Recorder of Deeds at Deed Book 1801, Page 623.

PROPERTY ADDRESS: 1022 SECOND AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02.05.-159.00-000

Seized and taken into execution to be sold as the property of ANNISA E. MICHAELS in suit of MCLP ASSET COMPANY, 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:
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania