

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2105

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 the three lots of ground situate in the City of Altoona, County of Blair and State of Pennsylvania, described as follows:

FRONTING seventy-five (75) feet on the Southerly side of East Alta Avenue, and extending back therefrom at the same width, one hundred (100) feet to an alley and being all of Lots Nos. 49 and 50 and 51 in the Plot of Alta Manor, reference Plot Book Volume 4, Page 163, and being known as No. 209 East Alta Avenue, Altoona, Pennsylvania.

BEING the real property transferred from Walter J. Etsperger and Olga A. Elsperger, husband and wife, to Robin D. Miller, as sole owner, on May 11, 2005 and recorded on May 11, 2005 in Instrument No. 200507810

Parcel No. 01.11-09..-053.01-000

Control No. 4004200

BEING known as 209 E. Alta Avenue, Altoona, PA 16001

PROPERTY ADDRESS: 209 E. ALTA AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-09..-053.01-000

Seized and taken into execution to be sold as the property of ROBIN DEE WALLACE, A/K/A ROBIN D. WALLACE, A/K/A ROBIN DEE MILLER, A/K/A ROBIN D. MILLER in suit of NATIONSTAR MORTGAGE 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:
LEOPOLD & ASSOCIATES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania