

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2024-GN-71

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 real property situate in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, and being more particularly described as follows:

BEGINNING at a point (iron pin) on the Southwesterly right-of-way line of SR 4013 (Rt.07040) and line of lands now or formerly of Kenneth E. Dodson said point being the true point of beginning; thence leaving said true point of beginning along the Southwesterly right-of-way line of SR 4013 (07040) North thirteen (13) degrees twenty-four (24) minutes West a distance of two hundred twenty-six and fifteen one hundredths (226.15) feet to a point marked by an iron pin, said point being on a curve; thence continuing along the aforesaid right-of-way line along a curve to the left having a radius of nine hundred thirty-five and thirty-seven one hundredths (935.37) feet an arc distance of (90.0) feet to an iron pin said point being the new division line of lands now or formerly of Kenneth A. and Catherine M. Smith and Cynthia A. Peterman; thence through lands now or formerly of Kenneth A. and Catherine M. Smith South seventy-five (75) degrees West a distance of three hundred twenty-one and twenty-two one hundredths (321.22) feet to an iron pin on lands now or formerly of Raymond A. III and Kristy Porta; thence along said lands now or formerly of Porta South twenty-five (25) degrees twenty-four (24) minutes West a distance of eight-two (82) feet to a point (nail) in a tree; thence South seventy (70) degrees thirty-four (34) minutes East a distance of four hundred forty-eight and forty-five one hundredths (448.45) feet to the true point of beginning.

SAID parcel contains 1.6 acres according to a survey by John DeGennaro, R.S., dated June 3, 2006, as revised June 27, 2006, the same being recorded in the Blair County Plot Book Volume 37 Page 66 and incorporated by reference herein.

BEING the same premises which Cynthia Peterman, also known as Cynthia A. Peterman, Widow, by deed dated May 14, 2007 and recorded on May 14, 2007 in the Recorder of Deeds Office of Blair County at Instrument Number 200709137 granted and conveyed to Milton W. Ritz

HAVING erected thereon a dwelling known as 2039 Ponderosa Drive, Altoona, PA 16601

Blair County Tax Code Number 14-19-034-E

PROPERTY ADDRESS: 2039 PONDEROSA DR, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14-19-034-E

Seized and taken into execution to be sold as the property of MILTON W RITZ in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

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:  
VITTI LAW GROUP INCORPORATED

JAMES E. OTT, Sheriff  
BLAIR COUNTY, Pennsylvania