

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2602

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:

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 part of a lot or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the intersection of the Northwest side of 17th Avenue with the Southwest side of 14th Street; thence extending along line of 14th Street, Northwest a distance of 30 feet more or less, to a point; thence Southwest, and along line parallel to the line of 17th Avenue, a distance of 50 feet to a point; thence along line parallel to the line of 14th Street, a distance of 30 feet, more or less, to a point on 17th Avenue; thence Northeast, along the line of 17th Avenue, a distance of 50 feet to a point at the West corner of 17th Avenue and 14th Street, the place of beginning, and being a part of Lot No. , Block "I".

TAX MAP NO. 01.03-05..-165.00-000

BEING the same premises title to which became vested in Robin Wallace, an unmarried woman, by deed of C&J Rental Management LLC, a Pennsylvania Limited Liability Company by Christopher Cook, as President, dated December 30, 2021 and recorded on January 3, 2022 to Blair County Instrument Number 202200004.

PROPERTY ADDRESS: 1701 14TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-05..-165.00-000

Seized and taken into execution to be sold as the property of ROBIN WALLACE in suit of ALTOONA FIRST SAVINGS BANK.

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:
REA, REA, LASHINSKY, ATTORNEYS AT LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania