

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2605

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 lot of land, with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair, and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

FRONTING fifty (50) feet on the Southeastern side of Nineteenth (19th) Avenue, between Twelfth (12th) and Thirteenth (13th) Streets; and extending back in length or depth, in the same width, a distance of one hundred twenty (120) feet to an alley. Being the sixth (6th) lot of land Northeast from Thirteenth (13th) Street on the Southeastern side of Nineteenth (19th) Avenue.

HAVING thereon erected a two and one-half story frame dwelling house and garage. BEING further identified as Blair County Tax Parcel No. 01.03-06..-071.00-000

BEING the same premises to which became vested in Robin Wallace, an unmarried woman, by deed of Tammy T Real Estate Investments LLC, a Pennsylvania Limited Liability Company by Tamika Thwaites, as Owner, dated March 19, 2022, and recorded in Blair County at Instrument Number 202205351 on March 24, 2022.

PROPERTY ADDRESS: 1213-1215 19TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06..-071.00-000

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