

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-2606

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 piece or parcel of land, with buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and State of Pennsylvania, known as Caldwell's Extension, and being part of Lot Nos. 3 and 4, in Block "F", and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Tenth Street, Sixty (60) feet Northwest from the Northwestern side of Sixteenth Avenue and Tenth Street; thence in a Northwesterly direction along Tenth Street, Thirty (30) feet to lands now or late of George Klesius; thence in a Northeasterly direction along Klesius lands, Seventy (70) feet to a point; thence in a Southeasterly direction, a distance of Thirty (30) feet to a point; thence in a Southwesterly direction Seventy (70) feet to a point on Tenth Street, the place of beginning.

TAX MAP NO. 01.01-04..-077.00-000

BEING the same premises title to which became vested in Robin Wallace, an unmarried woman, by deed of Fred A. Petrunak, a widower, dated March 18, 2022 and recorded on March 24, 2022 to Blair County Instrument Number 202205333.

PROPERTY ADDRESS: 1610 14TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.01-04..-077.00-000

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania and fronting on the Southeast side of 17th Avenue, between 13th and 14th Streets and containing in front or breadth on said side of 17th Avenue, Thirty-seven (37') feet, and extending back in length or depth, along the East side of 14th Street, a distance of seventy (70') feet.

TAX MAP NO. 01.03-06..-161.00-000

PROPERTY ADDRESS: 1331 17TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06..-161.00-000

ALL THAT CERTAIN piece or parcel of land situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

FRONTING fifty (50') feet on the Northeast side of 14th Street, between 16th and 17th Avenues, and extending back at the same width along the Northwest line of a public alley, a distance of thirty-seven (37') feet to a point and being bounded on the Southwest by 14th Street; on the Northwest by land nor or formerly of Grover C. Brunton; on the Northeast by land nor or formerly of Agnes E. Montgomery; and on the Southeast by the above mentioned public alley.

TAX MAP NO. 01.03-06..-163.00-000 (Tract 1) and 01.03-06..-162.00-000 (Tract II)

Parcels Two, Three and Four all 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 6, 2021 and recorded December 7, 2021 to Blair County Instrument Number 202123643.

PROPERTY ADDRESS: 1612 14TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06..-163.00-000 (Tract 1) and 01.03-06..-162

ALL THAT CERTAIN piece or parcel of land, with buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and State of Pennsylvania, known as Caldwell's Extension, and being part of Lot Nos. 3 and 4, in Block "F", and being more particularly bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly side of Tenth Street, Sixty (60) feet Northwest from the Northwestern side of Sixteenth Avenue and Tenth Street; thence in a Northwesterly direction along Tenth Street, Thirty (30) feet to lands now or late of George Klesius; thence in a Northeasterly direction along Klesius lands, Seventy (70) feet to a point; thence in a Southeasterly direction, a distance of Thirty (30) feet to a point; thence in a Southwesterly direction Seventy (70) feet to a point on Tenth Street, the place of beginning.

TAX MAP NO. 01.01-04..-077.00-000

BEING the same premises title to which became vested in Robin Wallace, an unmarried woman, by deed of Fred A. Petrunak, a widower, dated March 18, 2022 and recorded on March 24, 2022 to Blair County Instrument Number 202205333.

PROPERTY ADDRESS: 1606 10TH STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.01-04..-077.00-000

ALL THAT CERTAIN piece or parcel of land, with the improvements thereon erected, situate and lying and being in the City of Altoona,

County of Blair and State of Pennsylvania and described more particularly as follows:

FRONTING on the Southeast side of 17th Avenue, between 13th Street and 14th Street, and containing in front or breadth on said side of 17th Avenue, thirty-eight (38') feet and extending back therefrom, in length or depth, at the same width, a distance one hundred twenty (120') feet to a public alley. Being bounded on the Southwest by property now or formerly owned by Joseph X. Warner; on the Northeast by property now or formerly of Jennie Simmers.

TAX MAP NO. 01.03-06..-164.00-000

PROPERTY ADDRESS: 1325 17TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-06..-164.00-000

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