

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-4168

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, MARCH 11, 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 piece of ground situate in the Plot of Columbia Park, City of Altoona, County of Blair, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point on the East side of Fifth Avenue, One Hundred Seventy Two (172) feet Southward from the Southeast corner of Fifth Avenue and Thirtieth Street, thence Southward along said Fifth Avenue, Fifty-Seven (57) feet to a point, thence at right angles Eastward One Hundred Fifteen (115) feet to an alley, thence by same Northward Fifty-seven (57) feet to a point, thence at right angles Westward One Hundred Fifteen (115) feet to the place of beginning, containing Sixty-five Hundred and Fifty-five (6,555) square feet.

BEING known and numbered as 3007 5th Avenue, Altoona, PA 16602»

Being the same property conveyed to Daniel E. Prough and Teresa J. Prough, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Dominic A. Corso, a single man, dated March 31, 2017, recorded April 4, 2017, as Instrument Number 201705731, Office of the Recorder of Deeds, Blair County, Pennsylvania.

INFORMATIONAL NOTE: Daniel E. Prough died on September 17, 2021, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Teresa J. Prough.

Parcel No.: 01.06-17..-016.00-000

PROPERTY ADDRESS: 3007 5TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-17..-016.00-000

Seized and taken into execution to be sold as the property of TERESA J. PROUGH in suit of THE HUNTINGTON NATIONAL 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:
THE MANLEY LAW FIRM, LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania