SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-1986

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 13, 2027
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 situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, described as follows:

BEGINNING at a point on the Eastern side of Twenty-Second Street, between Beale Avenue and Broad Avenue, which point is on the Northern line of land formerly of Elmer R. Stambaugh, now owned by Meryle T. Adams et ux.; thence along the Eastern line of Twenty-Second Street, in a northerly direction, a distance of Twenty-Five (25') Feet to line of property formerly of Frank Lane, thereafter of Wesley B. Fields and now or lately owned by Daniel P. Detrich et ux.; thence along said Detrich line, in an easterly direction, a distance of Ninety-Six (96') Feet to line of property formerly Jane Treet, thereafter of Peoples Natural Gas Company and now or lately owned by Central Counties Bank; thence along said Bank line, in a southerly direction, a distance of Twenty-Five (25') Feet, more or less, to line of property formerly of Mary E. Gonter, thereafter of Samuel Pasekoff and now or lately owned by Harrison H. Grove, Jr. et ux.; thence successively along lines of said Grove, other Detrich lot (formerly of Walter T. Davis) and Adams, in a westerly direction, a distance of One Hundred (100') Feet, more or less, to Twenty-Second Street, the point and place of beginning. Bounded on the Northwest by property of Daniel P. Detrich et ux.; on the Northeast by property of Central Counties Bank; on the Southeast by respective properties of Harrison H. Grove Jr. et ux., Daniel P. Detrich et ux. and Meryle T. Adams et ux.; and on the Southwest by Twenty-Second Street.

Having thereon erected a dwelling house known and designated as Premises No. 846 Twenty-Second Street, Altoona, Pennsylvania.

Blair County Tax Parcel No. 01.09-09..-046.00-000

BEING the same premises which by Deed dated July 30, 2014 and recorded in the Office of the Recorder of Deeds of Blair County on July 31, 2014 in Deed Instrument Number 201411685, granted and conveyed unto Robert Adam Ganey.

PROPERTY ADDRESS: 846 22ND STREET, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-09..-046.00-000

Seized and taken into execution to be sold as the property of ROBERT ADAM GANEY in suit of ALTOONA AREA SCHOOL DISTRICT.

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:
PORTNOFF LAW

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.