SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1507

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 together with the improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, described more particularly as follows, to wit:

FRONTING sixty (60) feet on the southeastern side of Twenty-first Avenue between First and Second Street and extending back there from at the same uniform width in a southeasterly direction, a distance of one hundred twenty (120) feet to an alley.

BEING the Southwestern thirty (30) feet of the fifth lot and the Northeastern thirty (30) feet of the sixth lot Southwest from First Street and being further designated as the Southwestern thirty (30) feet of Lot No. 13, Block "XX" and the Northeastern thirty (30) feet of Lot No. 14, Block "XX" in the plot of J. C. McCartney's heirs recorded in the office of the Recorder of Deeds in and for Blair County, Pennsylvania in Plot Book Volume 2 at Page 197.

HAVING thereon erected a frame dwelling house and improvements and being known and designated as Premises Nos. 119-121 Twenty-first Avenue, Altoona, Pennsylvania.

Blair County Tax Parcel No. 01.11-21..-032.00-000

BEING the same premises which by Deed dated October 3, 2005 and recorded in the Office of the Recorder of Deeds of Blair County on October 7, 2005 in Deed Instrument Number 200519770, granted and conveyed unto Tina M. Woods.

PROPERTY ADDRESS: 119 21ST AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.11-21..-032.00-000

Seized and taken into execution to be sold as the property of TINA M. WOODS 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 ASSOCIATES, LTD

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.