

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-2569

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, JULY 08, 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 or parcel of land situate in Logan Township, Blair County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwestern side of 15th Avenue, said point being 60 feet Northeast of the intersection of the Northeasterly side of Fifth Street and the Northwestern side of 15th Avenue; thence North 40 degrees West, along line of land now or late of Taylor, 120 feet to a point on a 15 foot alley; thence along same North 50 degrees East 60 feet to a point on line of land of Joseph A. Ruggery, et ux; thence along same South 40 degrees East, 120 feet to a point on the Northwestern side of 15th Avenue; thence along same South 40 degrees West, 60 feet to the point and place of beginning. Containing 7200 square feet and drawn in accordance with a survey made July 9, 1984 by Gary E. Kelly & Associates, Inc., Registered Professional Engineer.

Blair County Tax Parcel No. 14.00-18C.-203.01-000

BEING the same premises which by Deed dated November 14, 2014 and recorded in the Office of the Recorder of Deeds of Blair County on November 19, 2014 in Deed Instrument Number 201418317, granted and conveyed unto Victor M. Ruggery.

PROPERTY ADDRESS: 507 MOSSIDE CIRCLE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 14.00-18C.-203.01-000

Seized and taken into execution to be sold as the property of VICTOR M RUGGERY 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