

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2021-GN-1720

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 lot or piece of land situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a stake on the southern side of the Frankstown Road at the intersection of Tennyson Avenue and said Frankstown Road; thence South 25° 14' West along the western side of Tennyson Avenue, a distance of 120 feet to a stake on a 15 foot alley; thence North 64° 14' West along the northern side of said 15 foot alley, a distance of 50 feet to a stake and line of other land now or formerly of William B. Livingston, et ux.; thence North 25° 14' East along line of other land now or formerly of William B. Livingston, et ux., a distance of 120 feet to a stake on the southern side of said Frankstown Road; thence South 64° 46' East along line of said Frankstown Road a distance of 50 feet to a point and place of beginning, according to a survey of Lewis L. Gwin, Registered Engineer, dated the 3rd day of October 1955, and being all of Lot No. 163 and the easterly 15 feet of Lot No. 164 on the plan or plot of Llyslyn, Section 2, which said plan or plot is recorded in the Office for the recording of deeds in and for Blair County in Plot Book 2 at Page 113. This property is more commonly known as 124-126 Frankstown Road, Altoona, Pennsylvania.

Blair County Tax Parcel No. 01.14-41...-050.01-000

BEING the same premises which by Deed dated June 2, 1987 and recorded in the Office of the Recorder of Deeds of Blair County on June 12, 1987 in Deed Book Volume 1142, Page 537, granted and conveyed unto Auto Electric Service Co, Inc..

PROPERTY ADDRESS: 124 FRANKSTOWN ROAD, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-41...-050.01-000

Seized and taken into execution to be sold as the property of AUTO ELECTRIC SERVICE CO INC 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
KING OF PRUSSIA, PA 866-211-9466

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania