

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2021-GN-2796

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:

**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 those two lots or pieces of land with the buildings and improvements thereon erected, situate in the City of Altoona (formerly in the Township of Logan), County of Blair and State of Pennsylvania, and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of MosserStreet, four hundred (400.0) feet from the Southeast corner of Mosser Street and Norway Avenue; thence along line of Lot No. 77, South 25 degrees 45 minutes West one hundred twenty (120.0) feet to a Fifteen (15.0) foot alley; thence along the North side of said alley South 64 degrees 15 minutes East fifty (50.0) feet to a point on line of Lot No. 90; thence along line of Lot No. 80, North 25 degrees 45 minutes East One hundred twenty (120.0) feet to a point on MosserStreet; thence along the South side of MosserStreet, North 64 degrees 15 minutes West fifty (50.0) feet to a point, the place of BEGINNING. Being known as Lots Nos. 78 and 79 in a certain plan or plot of lots called Lakemont Terrace surveyed for Ambler J. Stewart by W. M. Frazier, C.E. which said plan is duly recorded in the Office for Recording of Deeds in and for Blair County in Plot Book 1, page 97.

Having hereon erected a two-story frame dwelling house and a one-car garage and being known and numbered as 334 Mosser Street, Lakemont Terrace, Altoona, PA.

Blair County Tax Parcel No. 01.14-45..-067.00-000

BEING the same premises which by Deed dated February 3, 2010 and recorded in the Office of the Recorder of Deeds of Blair County on February 4, 2010 in Deed Instrument Number 201001757, granted and conveyed unto Nicole M. Consiglio

PROPERTY ADDRESS: 334 MOSSER STREET, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.14-45..-067.00-000

Seized and taken into execution to be sold as the property of NICOLE M CONSIGLIO 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