SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2020-GN-2531

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 lot or piece of land lying and being situate formerly in the Township of Logan, now the City of Altoona, County of Blair and State of Pennsylvania, known as part of a larger tract of land laid out as an addition to the City of Altoona, being part of the "Thomas Farm", fronting Fifty (50.0) feet on the North side of Fifth Avenue and extending back One Hundred Twenty (120.0) feet to an alley and being the third lot East of First Street, being premises known and designated as 108- 110 East Fifth Avenue, Altoona, Pennsylvania. Having thereon erected a double, two-storm frame dwelling house and a two-story concrete block garage.

Blair County Tax Parcel No. 01.10-02..-055.00-000

BEING the same premises which by Deed dated 10/15/1997 and recorded in the Office of the Recorder of Deeds of Blair County on 10/20/1997 in Deed Book Volume 1295, Page 753, granted and conveyed unto D. Michael Wagner and Cindy Ann Wagner

PROPERTY ADDRESS: 108 E 5TH AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-02..-055.00-000

Seized and taken into execution to be sold as the property of D MICHAEL WAGNER, CINDY ANN WAGNER 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

(c) CountySuite Sheriff, Teleosoft, Inc.