SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2022-GN-2423

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, situate, lying and being in Logan Township, Blair County, Pennsylvania, being Lot No. 15 in Block "B" of the Plan of Lots laid out for Samuel C. Wertz and recorded in Blair County Plot Book, Vol. 2, at Page 133, and being bounded and described as follows, to wit:

BEGINNING at a point on the northwestern side of Third Avenue distant 50 feet northeast of the north corner of Fern Street and Third Avenue, thence along the northwestern side of Third Avenue in a northeastern direction a distance of 50 feet to a point; thence along the southwestern side of Lot No. 14, Block "B" on the plan aforementioned in a northwestern direction a distance of 120 feet to a point on a public alley; thence along the southeastern side of said public alley in a southwestern direction a distance of 50 feet to a point; thence along the northeastern line of Lot No. 16, Block "B" on the plan aforementioned in a southeastern direction a distance of 120 feet to a point, the place of beginning. It being the second 50 foot lot northeast of Fern Street on the northwest side of Third Avenue, being bounded on the southeast by Third Avenue, on the northeast by Lot No. 14, Block "B" on the plan hereinabove mentioned, on the northwest by a public alley, and on the southwest by Lot No. 16 in Block "B" on the plan hereinabove mentioned.

Blair County Tax Parcel No. 14.00-22B3-013.00-000

BEING the same premises which by Deed dated 08/04/2020 and recorded in the Office of the Recorder of Deeds of Blair County on 08/04/2020 in instrument number 202010591, granted and conveyed unto Kevin T. Shultz.

PROPERTY ADDRESS: 614 RUTGERS LANE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-22B3-013.00-000

Seized and taken into execution to be sold as the property of KEVIN T SHULTZ 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

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.