SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-330

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 ground with its buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersection of the Northwest line of Sixth Avenue with the Southwesterly line of Twelfth Street; thence along the Southwesterly line of Twelfth Street, North Fifty-five (55) degrees Thirty-six (36) minutes West, a distance of Seventy-five and Four Tenths (75.4) feet to a stake on line of land now or late of Harriet L. and William B. Miles, joint tenants; thence along the line of the last-mentioned land, South Thirty-four (34) degrees Sixteen (16) minutes West, a distance of Twenty-six and Seven Tenths (26.7) feet to a stake; thence along the line of property now or formerly of Carrie M. Eyer, South Fifty-five (55) degrees, Thirty-six (36) minutes East, a distance of Seventy-five and Four Tenths (75.4) feet to a stake on the Northwest side of Sixth Avenue; thence along line of Sixth Avenue, Thirty-four (34) degrees Sixteen (16) minutes East, a distance of Twenty-six and Seven Tenths (26.7) feet to a point, the place of beginning.

HAVING thereon erected a brick building now known as Varsity Hotel, and being further designated according to the plan of numbering in the said City of Altoona, as premises number 1200 Sixth Avenue, Altoona, Pennsylvania.

ALSO, ALL that certain piece or parcel 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 point on the Northwestern line of Sixth Avenue, said point being Twenty-six and Seven Tenths (26.7) feet Southwest of the Southwestern line of Twelfth Street and at line of other land now or formerly of Fanelli; thence along the line of said last-mentioned lands, North Fifth-five (55) degrees Thirty-six (36) minutes West, a distance of Seventy-five and Four Tenths (75.4) feet to a stake on line of lands now or late of Harriet L. Miles and William B. Miles, joint tenants; thence along line of said last-mentioned lands, South Thirty-four (34) degrees Sixteen (16) minutes West, a distance of Twenty-three and Three Tenths (23.3) feet to a stake; thence South Fifty-five (55) degrees Thirty-six (36) minutes East, a distance of Seventy-five and Four Tenths (75.4) feet to a stake on the Northwestern side of Sixth Avenue; thence along line of said Sixth Avenue, North Thirty-four (34) degrees Sixteen (16) minutes East, a distance of Twenty-three and Three tenths (23.3) feet to a stake, the place of beginning.

HAVING thereon erected a frame dwelling house and designated according to the present plan of numbering in and for the City of Altoona as premises number 1202 Sixth Avenue, Altoona, Pennsylvania.

Blair County Tax Parcel No. 01.04-05..-079.00-000

BEING the same premises which by Deed dated March 22, 1993 and recorded in the Office of the Recorder of Deeds of Blair County on March 23, 1993 in Deed Book Volume 1221, Page 725, granted and conveyed unto Stephen M. Horton.

PROPERTY ADDRESS: 1200 6TH AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.04-05..-079.00-000

Seized and taken into execution to be sold as the property of STEPHEN M. HORTON 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

(c) CountySuite Sheriff, Teleosoft, Inc.