SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-1929

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.

BEGINNING at a point on the southeast side of Sixth Avenue at a point sixteen (16) feet distance from the Northeast line of Twenty-Fourth Street; thence Northeast along said Sixth Avenue, a distance of thirty-five and sixty-seven hundredths (35.67) feet to a point; thence extending back in a Southeasterly direction a distance of eighty-four (84) feet to a point; thence in a Southwesterly direction thirty-five and fifty-four hundredths (35.54) feet to a point; thence in a Northwesterly direction a line parallel with said Twenty-fourth Street a distance of eighty-four (84) feet to a point on Sixth Avenue and the place of beginning.

Blair County Tax Parcel No. 01.06-07..-161.00-000

BEING the same premises which by Deed dated July 18, 2013 and recorded in the Office of the Recorder of Deeds of Blair County on August 30, 2013 in Deed Instrument #201316231, granted and conveyed unto Walter Stehley and Delores Stehley.

PROPERTY ADDRESS: 2325 6TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.06-07..-161.00-000

Seized and taken into execution to be sold as the property of WALTER STEHLEY, DELORES STEHLEY 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

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.