

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-590

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, SEPTEMBER 09, 2026
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 parcel of ground situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Northwestern line of Jefferson Avenue a distance of one hundred fifty-nine and thirty-five one-hundredths (159.35) feet from the intersection of the Northwestern line of Jefferson Avenue with the Southwestern line of Fourteenth Street; thence along and upon the Northwestern line of Jefferson Avenue South forty-seven (47) degrees twenty-one (21) minutes West a distance of seventy-nine and sixty-seven one-hundredths (79.67) feet to a point and line of other land now or formerly of J. Kenneth Woodcock and Gertrude Mae Woodcock, his wife; thence along the line of said land North forty-three (43) degrees eight (8) minutes West a distance of one hundred twenty (120) feet to the Southeastern line of a public alley; thence along the line of said alley North forty-seven (47) degrees twenty-one (21) minutes East a distance of seventy-nine and sixty-seven one-hundredths (79.67) feet to a point and line of land now or formerly of Kenneth J. Gehl and Jo Ellen Gehl, his wife; thence South forty-three (43) degrees eight (8) minutes East a distance of one hundred twenty (120) feet to a point and Northwestern line of Jefferson Avenue, the point and place of beginning. Being known as premises nos. 1412-14-16 Jefferson Avenue, Altoona, Pennsylvania.

BEING KNOWN AS: 1414 JEFFERSON AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 01.04-15..003.00-000

BEING THE SAME PREMISES WHICH J. KENNETH WOODCOCK AND GERTRUDE MAE WOODCOCK, HIS WIFE BY DEED DATED 8/28/1961 AND RECORDED 9/11/1961 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 790 AT PAGE 353, GRANTED AND CONVEYED UNTO ANTHONY M. ZSIFKOV AND MARIE ELIZABETH ZSIFKOV, HIS WIFE.

PROPERTY ADDRESS: 1414 JEFFERSON AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.04-15..003.00-000

Seized and taken into execution to be sold as the property of DREAM ACHEIVE HOME LLC in suit of GITSIT SOLUTIONS,LLC.

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:
KML LAW GROUP, P.C.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania