

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2022-GN-2694

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 lot or piece of ground, lying and being situate in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: FRONTING Fifty (50) feet on the East side of Wharton Avenue and extending back in an Easterly direction in an equal width of Fifty (50) feet, One hundred twelve (112) feet, more or less, to Gesser Avenue. Bounded on the South by property now or formerly of Lloyd Vaughn; on the North by land now or formerly of Herman Schindler; on the East by Gesser Avenue; and on the West by Wharton Avenue. Being the third Fifty (50) foot lot North of Pine Street on the East side of Wharton Avenue, and being part of Block No. 47 in the Plan of Lots laid out by George Lotz as recorded in Deed Book Volume 95, Page 1. HAVING thereon erected a frame dwelling house, being known and numbered as premises 540 Gesser Avenue, South Lakemont, Altoona, Pennsylvania.

Blair County Tax Parcel No. 14.00-15AJ-006.00-000

BEING the same premises which by Deed dated August 2, 2021 and recorded in the Office of the Recorder of Deeds of Blair County on August 13, 2021 in Deed Book Volume 1565, Page 652, granted and conveyed unto Larry A. Granville.

PROPERTY ADDRESS: 540 GESSER AVENUE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-15AJ-006.00-000

Seized and taken into execution to be sold as the property of LARRY GRANVILLE, LARRY GRANVILLE 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