

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-1365

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:

THURSDAY, NOVEMBER 12, 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 piece or parcel of ground situate in the City of Altoona, County of Blair and State of Pennsylvania, described as follows:

Fronting 25 feet on the Southeastern side of Second Avenue between Fifteenth and Sixteenth Streets and being the Northeastern half of Lot No. 17 Block 22 of the plot of lots laid out for John A. Wright Estate by McKinney and McFalls, dated January 1, A.D., 1900, said plot being recorded in the office for the recording of deeds in and for Blair County in Plot Book No. 1, page 125, said piece of ground being further described as follows:

Beginning at a point 148 feet Northeast from the Northeastern property line of Sixteenth Street on the Southeastern side of Second Avenue; thence at right angles to the Southeastern property line of Second Avenue 120 feet to an alley; thence Northeasterly along said alley, a distance of 25 feet to a point; thence at right angles to said alley 120 feet to a point on the Southeastern property line of Second Avenue; thence at right angles and in a Southwestern direction along the Southeastern property line of Second Avenue 25 feet to place of Beginning. Being bounded on the Northwest by Second Avenue; on the Northeast by Lot No. 16; on the Southeast by an alley; and on the Southwest by other half of Lot No. 17.

BEING KNOWN AS: 1525 SECOND AVENUE AKA 1525 2ND AVENUE, ALTOONA, PA 16602

PROPERTY ID NUMBER: 01.04-06..-217.00-000/Control No.: 001 033600

BEING THE SAME PREMISES WHICH ANDREW M. PIRRO AND ANTONETTE J. PIRRO BY DEED DATED 11/12/1990 AND RECORDED 11/13/1990 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 1190 AT PAGE 772, GRANTED AND CONVEYED UNTO MARY THERESA ECKERT.

PROPERTY ADDRESS: 1525 SECOND AVENUE AKA 1525 SECOND AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.04-06..-217.00-000

Seized and taken into execution to be sold as the property of MARY ECKERT A/K/A MARY THERESA ECKERT in suit of M&T BANK A/K/A MANUFACTURERS AND TRADERS TRUST.

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