SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-1233

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 one-half (1/2) lot or piece of ground situate and being on the Northwest side of Sixth Avenue between First and Second Streets in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being the Western one-half (1/2) of the fourth Lot East of Second Street, containing in front or breadth on Sixth Avenue, twenty five (25) feet and running back in equal width in length or depth, one hundred twenty (120) feet to a public alley.

Subject to coal and mining rights, easement, rights of way, oil and gas leases, covenants, conditions, restrictions, etc., as the same may appear in prior instruments of record and on the aforesaid recorded plan.

BEING known and numbered as 118 6th Avenue, Altoona, PA 16602»

Being the same property conveyed to Thomas W. Kelly and Kay A. Kelly, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from James M. Stewart, individually and as surviving spouse of Marcella M. Stewart, dated November 11, 2005, recorded November 14, 2005, as Instrument Number 200522589, Office of the Recorder of Deeds, Blair County, Pennsylvania.

Parcel No.: 01.10-01..-068.00-000

PROPERTY ADDRESS: 118 6TH AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.10-01..-068.00-000

Seized and taken into execution to be sold as the property of KAY A. KELLY, THOMAS W. KELLY in suit of MIDFIRST BANK.

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:
THE MANLEY LAW FIRM LLC

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.