SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-969

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 piece or lot of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows:

FRONTING 31 feet on the Northeastern side of Twenty-second (22"d) Street between Hudson and Logan Avenue, and extending back therefrom in length and depth, in the same distance of 119.72 feet to an alley, and being the Northwestern one half of Lot Number Nine (9) Block "G" in the Plan or Plot of Penn Place Extension to the City of Altoona recorded in Plat Book 1, Page 143, said one half lot being bounded on the Southwest by Twenty-second (22"d) Street; Northwest by Lot Number 8 in Block"G" in the said plan of lots; Northeast by an alley and Southeast by the remaining one half of Lot Number Nine (9) in Block "G" in said Plan of Lots and being known and numbered as premises 608 South Twenty second (22"d) Street, Altoona, Pennsylvania.

The Blair County Assessment Office shows the property assessed in the City of Altoona as Blair County, Pennsylvania Tax Map No. 01-06-39..-014.00-000.

BEING the same piece or lot of land title to which became vested in Albert L. Settles, single, and Audra M. Leonard, single, by deed of Kenneth G. Neibauer and Leona J. Neibauer, husband and wife, dated June 2, 2016 and recorded June 6, 2016, in the Office of the Recorder of Deeds in and for Blair County, Pennsylvania, to Instrument #201608819. Albert L. Settles and Audra M. Leonard later married and Audra M. Leonard is now known as Audra M. Settles.

Known and designated as 608 S 22nd Street, Altoona, Blair County, Pennsylvania 16602.

PROPERTY ADDRESS: 608 S 22ND STREET, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01-06-39..-014.00-000

Seized and taken into execution to be sold as the property of ALBERT L SETTLES A/K/A ALBERT SETTLES A/K/A ALBERT LAWRENCE SETTLES, AUDRA M. SETTLES A/K/A AUDRA MAY SETTLES in suit of 1ST SUMMIT 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:
KAMINSKY, THOMAS, WHARTON, LOVETTE & VIGNA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.