SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2026-GN-351

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 lot or piece of ground with the improvements thereon erected, situated and being in the City of Altoona, County of Blair, Commonwealth of Pennsylvania described as follows:

FRONTING forty-seven (47) feet on East side of Eighth (8th) Street, between Grant Avenue and Walton Avenue, and extending back at equal width a distance of one hundred fifteen (115) feet to line of property now or formerly of Valentine
Gamber et al.

BEING the third lot South from Walton Avenue, and second lot North from Grant Avenue.

CONTAINING 5,405 square feet.

HAVING thereon erected a dwelling.

BEING known as Premises No. 408 South 8th Street, Altoona, Pennsylvania.

UNDER AND SUBJECT, nevertheless, to any and all by-laws, conditions, covenants, declarations, easements, rights, rights-of-way, exceptions, reservations, outsales, and leases which may be of record or visible upon the ground.

BEING KNOWN AS: 408-10S 8TH ST, ALTOONA, PA 16602

PROPERTY ID: 01.02-11..-013.00-000

TITLE TO SAID PREMISES IS VESTED IN ANDREW R. WILSON AND VICTORIA A.F. WILSON BY DEED FROM ROBERT L. WILSON, DATED JULY 20, 2021, RECORDED JULY 22, 2021, AT INSTRUMENT NO. 202113865

PROPERTY ADDRESS: 408-10 S 8TH ST, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 01.02-11..-013.00-000

Seized and taken into execution to be sold as the property of ANDREW R. WILSON, VICTORIA A. F. WILSON in suit of PNC BANK, NATIONAL ASSOCIATION.

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:
RAS LAW OFFICES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.