SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-879

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 land situate in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, together with the improvements thereon erected, bounded and described as follows, to wit:

BEGINNING at an iron pin on the Northeastern property line of Sycamore Avenue, said point being North 70 degrees 53 minutes West, a distance of 105 feet from the point of intersection of the Northwestern right-of-way line of Pennsylvania State Highway U.S. Route No. 220 and the Northeastern property line of Sycamore Avenue; thence, along and upon the Northeastern property line of Sycamore Avenue, North 70 degrees 53 minutes West, a distance of 54.3 feet to a point of angles; thence, still continuing along and upon the Northeastern property line of Sycamore Avenue, North 36 degrees 38 minutes 30 seconds West, a distance of 105.80 feet to an iron pin; thence, at right angles, North 53 degrees 21 minutes 30 seconds East, a distance of 120 feet to an iron pin on the Southwestern property line of a 15 foot alley; thence, along and upon the Southwestern property line of said alley, South 36 degrees 38 minutes 30 seconds East, a distance of 90 feet to an iron pin on the Northwestern property line of an adjoining 15 foot alley; thence, by same, South 19 degrees 07 minutes West, a distance of 108.18 feet to an iron pin, the point and place of BEGINNING. Together with the improvements thereon erected and being known as premises 630 Sycamore Street, Altoona, PA, also known as 630 Sycamore Avenue, Logan Township, Blair County, Pennsylvania.

Blair County Tax Parcel No. 14.00-22C.-045.00-000

BEING the same premises which Samuel C. Fogal and Christa M. Fogal by Deed dated 04/29/2022 and recorded in the Office of the Recorder of Deeds of Blair County on 04/29/2022 in Deed Instrument #202207845, granted and conveyed unto Verilla Holdings, L.L.C..

PROPERTY ADDRESS: 628-630 SYCAMORE STREET, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 14.00-22C.-045.00-000

Seized and taken into execution to be sold as the property of VERILLA HOLDINGS, L.L.C. in suit of LOGAN TOWNSHIP.

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 ASSOCIATES, LTD

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.