SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2023-GN-1735

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 ONE-HALF LOT OR PARCEL OF LAND TOGETHER WITH THE IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF ALTOONA (FORMERLY THE BOROUGH OF JUNIATA), COUNTY OF BLAIR AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: FRONTING TWENTY FIVE (25) FEET ON THE NORTHWESTERN SIDE OF FIFTH AVENUE BETWEEN SECOND AND THIRD STREETS AND EXTENDING BACK THEREFROM AT THE SAME WIDTH AND IN A NORTHWESTERLY DIRECTION A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO A PUBLIC ALLEY; BEING THE SOUTHWESTERN ONE-HALF OF LOT NO. 3 IN BLOCK "J" ON THE PLOT OR PLAN OF WILLIAM LOUDON. HAVING THEREON ERECTED A FRAME DWELLING HOUSE KNOWN AND DESIGNATED ACCORDING TO THE PRESENT PLAN OF NUMBERING IN AND FOR THE CITY OF ALTOONA AS PREMISES NO. 221 N. FIFTH AVENUE, JUNIATA,
ALTOONA, PENNSYLVANIA AND ALSO A TWO CAR FRAME GARAGE. BEING THE SAME PREMISE THE TITLE TO WHICH BECAME VESTED IN ROBERT S. TRESSLER AND SHIRLEY J. TRESSLER BY DEED OF MABEL E. WOLFE, WIDOW, DATED APRIL 1, 1974 AND RECORDED IN DEED BOOK VOLUME 959 AT PAGE 600. THE SAID ROBERT S. TRESSLER DIED JULY 3, 1986, THEREBY VESTING TITLE IN AND TO HIS SURVIVING SPOUSE, SHIRLEY J. TRESSLER BY OPERATION OF LAW.

Parcel No. 01.13-28..-106.00-000

Being the same premises that Estate of Shirley J. Tressler, Deceased, by deed dated 9/18/2001 and recorded 9/19/2001 in the office of the Recorder of Deeds in the County of Blair, Commonwealth of Pennsylvania in Book 1574, Page 0785 and as Instrument No. 13707 granted and conveyed to Denise Ann Adams

PROPERTY ADDRESS: 221 N 5TH AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.13-28..-106.00-000

Seized and taken into execution to be sold as the property of DENISE A ADAMS AKA DENISE ANN ADAMS AND CARL L ADAMS, DENISE A ADAMS AKA DENISE ANN ADAMS, CARL L ADAMS in suit of WILMINGTON SAVINGS FUND SOCIETY.

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:
RICHARD SQUIRE & ASSOCIATES

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania

(c) CountySuite Sheriff, Teleosoft, Inc.