

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 2023-GN-2166

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, MAY 14, 2025**  
**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 with the buildings and improvements thereon erected, situate in the City of Altoona, County of Blair and State of Pennsylvania, fronting 30 feet on the Southeast side of Oak Avenue, between 26th and 27th Streets, and extending back, in length or depth, in the same width, a distance of 120 feet to an alley, and being all of Lot No. 17Y2 in Block 23 and the Southwestern five (5) feet of Lot No. 17 in Block 23, in the plan of lots laid out by Saupp and Streit, and recorded in Blair County Records in Plot Book No. 3, Page 7. Said described parcel of land is bounded on the Northwest by Oak Avenue; on the Northeast by the remaining part of Lot No. 17 in Block 23; on the Southeast by an alley; and on the Southwest by Lots Nos. 18 and 18Y2 in Block 23 of said Plot. Having thereon erected a two and one-half story frame dwelling house and being designated as premises No. 2631 Oak Avenue, Altoona, Pennsylvania.

BEING premises known and numbered as 2631 Oak Avenue, Altoona, PA 16601

Tax Parcel Number: 01.09-02-041.00-0000

BEING the same premises which James R. Nyland and Vernetta M. Nyland by Deed dated November 1, 2012 and recorded in the Official Records of Blair County on November 2, 2012 as Instrument 201220329 granted and conveyed unto Matthew J. Stefanini.

PROPERTY ADDRESS: 2631 OAK AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.09-02-041.00-0000

Seized and taken into execution to be sold as the property of MATTHEW J. STEFANINI in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST.

**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:  
FRIEDMAN VARTOLO LLP

**JAMES E. OTT, Sheriff**  
BLAIR COUNTY, Pennsylvania