

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-2665

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, NOVEMBER 12, 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 piece, parcel or one-half lot of ground, situate in the City of Altoona, County of Blair and State of Pennsylvania, fronting twenty-five (25) feet on the Southeastern side of Twenty-first (21st) Avenue between Twelfth (12th) and Thirteenth (13th) Streets, and extending back therefrom in length or depth, at the same width, one hundred twenty (120) feet to an alley. Being designated as the Southwestern half of Lot Number Thirteen (13) in Block "CG" in a plot or plan of a part of the Mary M. Myers Estate, as of record in Blair County in Plot Book No. 2, page 18. Being the Southwestern half of the fourth lot Southwest from Twelfth (12th) Street on said Southeast side of Twenty-first (21st) Avenue.

HAVING THEREON ERECTED a two story frame dwelling house known and numbered as premises 1215 Twenty-first Avenue, Altoona, Pennsylvania, according to the plan of numbering house in said City.

BEING THE SAME PREMISES which Cynthia L. Young, now known as Cynthia L. Klausman, joined by Kevin F. Klausman, her husband, by Deed dated May 12, 2017 and recorded on May 12, 2017, in the Blair County Recorder of Deeds Office as Instrument No. 201707913, granted and conveyed unto Justin D. Thomas and Joseph M. Patton, a married couple.

Being Known as 1215 21st Avenue, Altoona, PA 16601

Parcel I.D. No. 01.03-04..-160.00-000

PROPERTY ADDRESS: 1215 21ST AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-04..-160.00-000

Seized and taken into execution to be sold as the property of JOSEPH M. PATTON, JUSTIN D. THOMAS in suit of LAKEVIEW LOAN SERVICING, LLC C/O FLAGSTAR BANK, N.A..

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:
HLADIK ONORATO & FEDERMAN, LLP

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania