

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-4065

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 half lot or piece of ground, situate, lying and being in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, and being more particularly bounded and described as follows:

FRONTING twenty-five (25) feet on the Northwestern side of Twentieth (20th) Avenue, between Fourteenth (14th) and Fifteenth (15th) Streets, and extending back in length or depth, of the same width, a distance of One hundred twenty (120) feet to an alley; and being the Southwestern half of the second lot Southwest of Fourteenth (14th) Street on the Northwestern side of Twentieth (20th) Avenue.

HAVING thereon erected a three-story frame dwelling, known and designated as Premises No. 1406-20th Avenue, Altoona, Pennsylvania.

Being the same premises which The Estate of Martha M. Yvonne Kibler A/K/A Yvonne Kibler A/K/A Yvonne Kibler, Deceased, by Raymond W. Keller and Michael Ross Shaffer, Co-Executors, in the Office of the Recorder of Deeds in and for the County of Blair, in Deed Instrument No. 200602360, granted and conveyed unto Kerrie A. Laird, in fee.

Tax Parcel: 01.03-05..-021.00-000

Premises Being: 1406 20th Ave, Altoona, PA 16601

PROPERTY ADDRESS: 1406 20TH AVE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.03-05..-021.00-000

Seized and taken into execution to be sold as the property of KERRIE A. LAIRD, OCCUPANTS in suit of U.S BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN- INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORT.

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:
BROCK AND SCOTT

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania