

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2025-GN-186

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 14, 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 and one-half lots or pieces of ground situate, lying and being on the northwestern side of twenty-first avenue, between sixteenth and seventeenth streets in the City of Altoona, County of Blair and State of Pennsylvania, the said one and one-half lots or pieces of ground being lot no. 4 and the western one-half of Lot No. 3 in block "A" in the general plan of Jonathan Glunt's extension to the City of Altoona (now a part of the City of Altoona), said plan or plot being duly recorded in the office of the recorder of deeds in and for Blair county in deed book volume 90, page 1. The said one and one-half lots extending in front or beneath on said twenty-first avenue seventy-five (75) feet and extending in length or depth, in the same width, a distance of one hundred twenty (120) feet to an alley; said one and one-half lots being bounded on the southeast by twenty-first avenue, on the northeast by remaining one-half of lot no. 3, now or formerly owned by Helen M. Adams, on the northwest by an alley, and on the southwest by lands now or late of Rachel Glunt.

Being known and designated according to the present plan of numbering in and for the City of Altoona as 1610-12-14 Twenty-First Avenue, Altoona, Pennsylvania.

Being known as Blair County tax parcel nos. 01.05-04.-022.00-000 & 01.05-04.-023.00-000.

Title vested in Twila J. Myers, Single, by deed from Carole E. Chelton, Single dated September 20, 2017 and recorded on September 20, 2017 with the Blair County Recorder of Deeds as Instrument Number: 201715631.

PROPERTY ADDRESS: 1610 21ST AVENUE, ALTOONA, PA 16601

UPI / TAX PARCEL NUMBER: 01.05-04.-022.00-000 & 01.05-04.-023.00-000

Seized and taken into execution to be sold as the property of TWILA J. MYERS in suit of GREENWAY MORTGAGE FUNDING CORPORATION.

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:
TIMOTHY D. PADGETT, P.A.

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania