

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2024-GN-3607

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 13, 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 lot or piece of ground, situate, lying and being in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEING on the Northwestern side of Third Avenue, between 23rd and 24th Streets, and containing one lot and being numbered 5 in Block No.4 of the Lloyd & McCauley & Baker Plan of a part of said City. Said lot containing in front or breadth on said Third Avenue, 50 feet and extending back in length or depth, 120 feet to an alley. Bounded Northeastward by Lot No. 6 in said Block; Southeastward by said Third Avenue; Southwestward by Lot No. 4 in said Block; and Northwestward by an alley, and being the third fifty foot lot on the Northwest side of Third Avenue Southwest of 23rd Street. Being known as Premises Nos. 2308-10 Third Avenue, Altoona, Pennsylvania, and having thereon erected a one and one-half story frame dwelling house.

SAID premises also being described in accordance with a survey of Diehl & Whetstone, Reg. Sur., dated January 23, 1990, a copy of which is attached to deed recorded in Blair County Deed Book Volume 1179, page 54, and incorporated by reference herein as follows:

BEGINNING at a point on the Northwestern side. of Third Avenue, said point being located on the division line of the Lot herein described and Lot No. 6 in Block No.4 of the Lloyd, McCauley and Baker Plot; thence along the Northwestern side of Third Avenue, South 40 degrees 20 minutes West a distance of 50 feet to a point on line of Lot No. 4; thence along same, North 49 degrees 40 minutes West a distance of 120 feet to a point on the Southeastern side of an Alley; thence along said Alley, North 40 degrees 20 minutes East a distance of 50 feet to a point on line of Lot No. 6; thence along same, South 49 degrees 40 minutes East a distance of 120 feet to the point and place of beginning. Being Lot No. 5 in Block No. 4 of the Lloyd, McCauley & Baker Plot.

Being Blair County Tax Code Number 1.06-14-126.

Parcel No.: 1.06-14-126

Premises being: 2308-2310 3rd Ave A/K/A 2308 3rd Ave , Altoona, PA 16602-3437

BEING the same premises which Brian R. Freiwald and Bridget A. Freiwald by Deed dated May 09, 2005 and recorded in the Office of Recorder of Deeds of Blair County on May 10, 2005 at Instrument#200507781 granted and conveyed unto Curtis D. Whitfield, Jr and Tina M. Whitfield.

PROPERTY ADDRESS: 2308 -2310 3RD AVE A/K/A 2308 3RD AVE, ALTOONA, PA 16602

UPI / TAX PARCEL NUMBER: 1.06-14-126

Seized and taken into execution to be sold as the property of CURTIS D. WHITFIELD JR., (A.K.A CURTIS D. WHITFIELD), TINA M. WHITFIELD in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ET AL.

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:
STERN & EISENBERG
WARRINGTON, PA

JAMES E. OTT, Sheriff
BLAIR COUNTY, Pennsylvania